

ROSCOMMON COUNTY COUNCIL

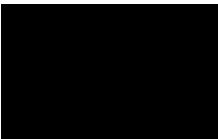
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DETERMINATION

REGISTERED POST

Thomas McGarry,



Reference Number: DED 954

Application Received: 18th September, 2025

Name of Applicant: Thomas McGarry

Agent: N/A

WHEREAS a question has arisen as to whether the following works; 1)oil boiler replacement; 2)plumbing & 3)plumbing for back boiler of stove at Cathedral Street, Ballaghaderreen, Co. Roscommon, F45 TX02., 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) 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 Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed works to the existing dwelling fall under Section 4 (1)(h) of the Planning and Development Act, 2000, 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 following works 1)oil boiler replacement; 2)plumbing & 3)plumbing for back boiler of stove at Cathedral Street, Ballaghaderreen, Co. Roscommon, F45 TX02., 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:

A handwritten signature in blue ink, appearing to read 'Mervyn Walsh'.

Mervyn Walsh,
Administrative Officer,
Planning.

Date: 4th February, 2026

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.

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

Reference Number:	DED 954
Re:	Permission for the following works; 1) oil boiler replacement; 2) plumbing & 3) plumbing for back boiler of stove under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Thomas Mc Garry
Location of Development:	Cathedral Street, Ballaghaderreen, Co. Roscommon, F45 TX02.
Site Visit:	30 th September 2025

WHEREAS a question has arisen as to whether the following works for the following works; 1) oil boiler replacement; 2) plumbing & 3) plumbing for back boiler of stove 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) 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 west facing two storey terraced house located on Cathedral Street in Ballaghaderreen town. The subject site is accessed off Cathedral Street (L-5516 Local Secondary Road) with a speed limit of 50km/h. The proposed development consists of 1) oil boiler replacement; 2) plumbing & 3) plumbing for back boiler of stove.

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 Tullaghanrock Bog SAC (Site Code 002354) located c. 2.6km from the subject site.

Other designations include Callow Bog SAC (Site Code 000595) located c. 3.5km 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

As per Roscommon County Council's Planning Registry, there is no planning history linked to this site. The application states the structure is pre-1960.

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.

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.

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

- Oil boiler replacement.
- Plumbing.
- Plumbing for back boiler of stove.

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).

The applicant is proposing internal refurbishments to the existing dwelling. A condition report of the dwelling is also included in the application. After a site inspection, the dwelling is a terraced dwelling located on Cathedral Street in Ballaghaderreen town. The dwelling has an existing extension to the rear. No planning permission has been linked to the extension at the rear, but it appears to be pre-Planning & Development Act development. The proposed refurbishments to the existing property are internal works with no external works proposed. The proposed development works fall under Section 4 (1)(h) of the Planning and Development Act 2000, as amended.

Further information was sought from the applicant in relation to the location of the named boiler. The applicant has submitted documents clearly highlighting the location of the boiler in a boiler house to the rear of the existing dwelling, with photographic evidence. Therefore, the proposed development is deemed exempt.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; for the following works; 1) oil boiler replacement; 2) plumbing & 3) plumbing for back boiler of stove at Cathedral Street, Ballaghaderreen, Co. Roscommon, F45 TX02, 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) 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 works to the existing dwelling fall under Section 4 (1)(h) of the Planning and Development Act, 2000, 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 Permission for the following works; 1) oil boiler replacement; 2) plumbing & 3) plumbing for back boiler of stove at Cathedral Street, Ballaghaderreen, Co. Roscommon, F45 TX02, is an exempted development. I recommend that a declaration to that effect should be issued to the applicant.



Signed:

Graduate Planner

Date: 30/01/2026



Signed:

Senior Executive Planner

Date: 30/01/2026

Sharon Kelly

From: Tommy McGarry [REDACTED]
Sent: Thursday 29 January 2026 09:34
To: Planning Department
Subject: DED 954
Attachments: Boiler.pdf; 20260129_092014.jpg



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

Caution: This email originated outside the organisation and may be malicious. Report all suspicious emails immediately by using the Meta Phish button above.

Re: Section 5 Declaration – Request for Further Information
Planning Reference: DED 954

A Chara,

I refer to your correspondence dated 27 January 2026 in relation to the above Section 5 request.

In compliance with the request for further information, I enclose a site layout plan clearly identifying and highlighting the location of the oil boiler which is the subject of Item 1 of the request.

For clarity, I confirm that the oil boiler is located within an existing boiler house to the rear of the dwelling, which was in situ at the time of purchase of the property. The works undertaken consist solely of the replacement of the existing oil boiler.

No alterations, extensions, structural works, or external works of any nature were carried out or proposed to the boiler house or to any part of the property.

For ease of reference, I also enclose photographs showing the boiler house and the location of the oil boiler.

I trust this addresses the clarification sought and allows the Planning Authority to proceed with the determination.

Mise le meas,

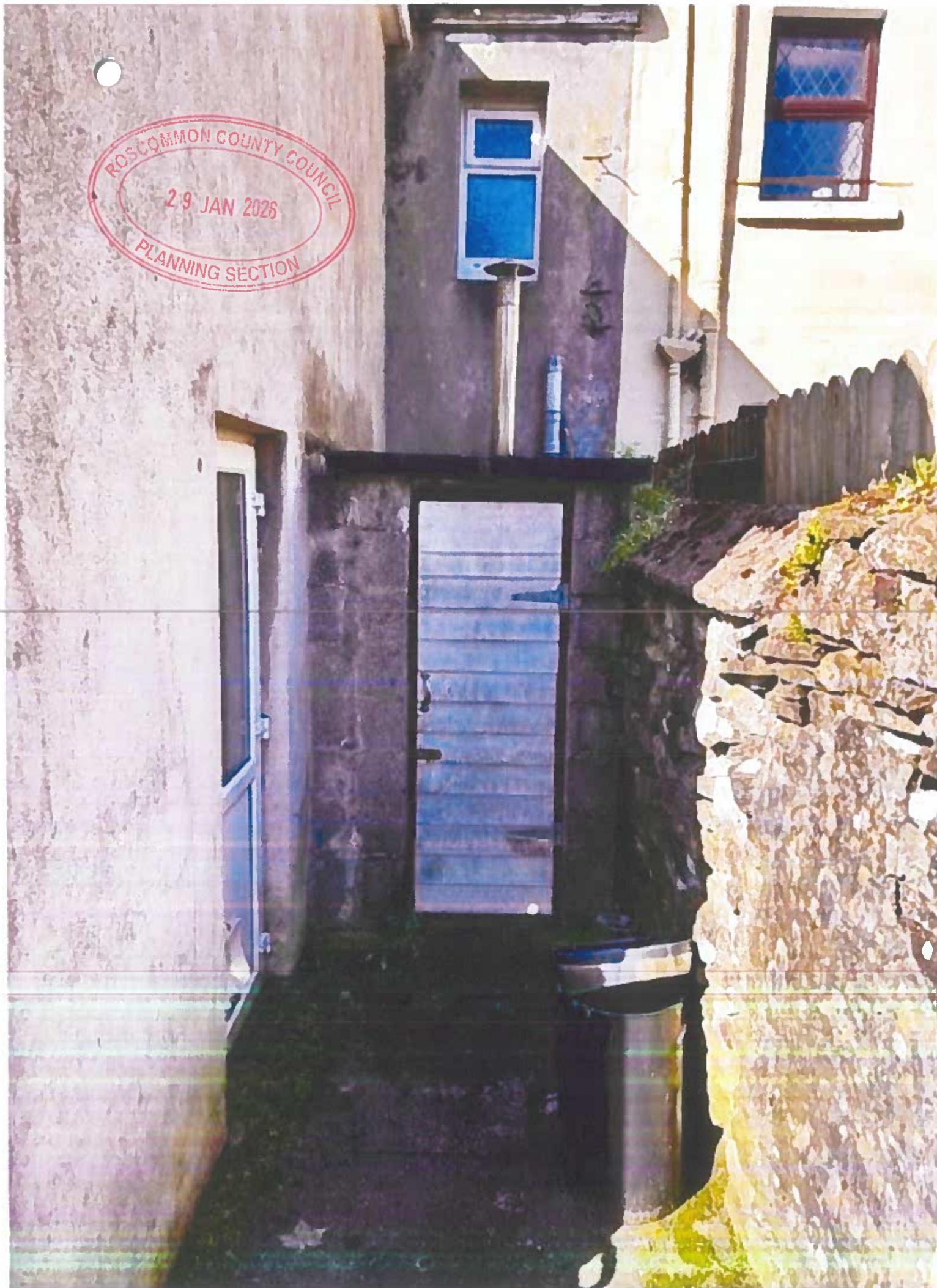
Thomas McGarry

Enclosures:

Site layout plan (oil boiler location highlighted)

Photographs







The oil boiler is in poor condition.



The concrete roof over the boiler house should have a waterproof covering fitted and plaster repaired on the rear wall.



Repair plaster

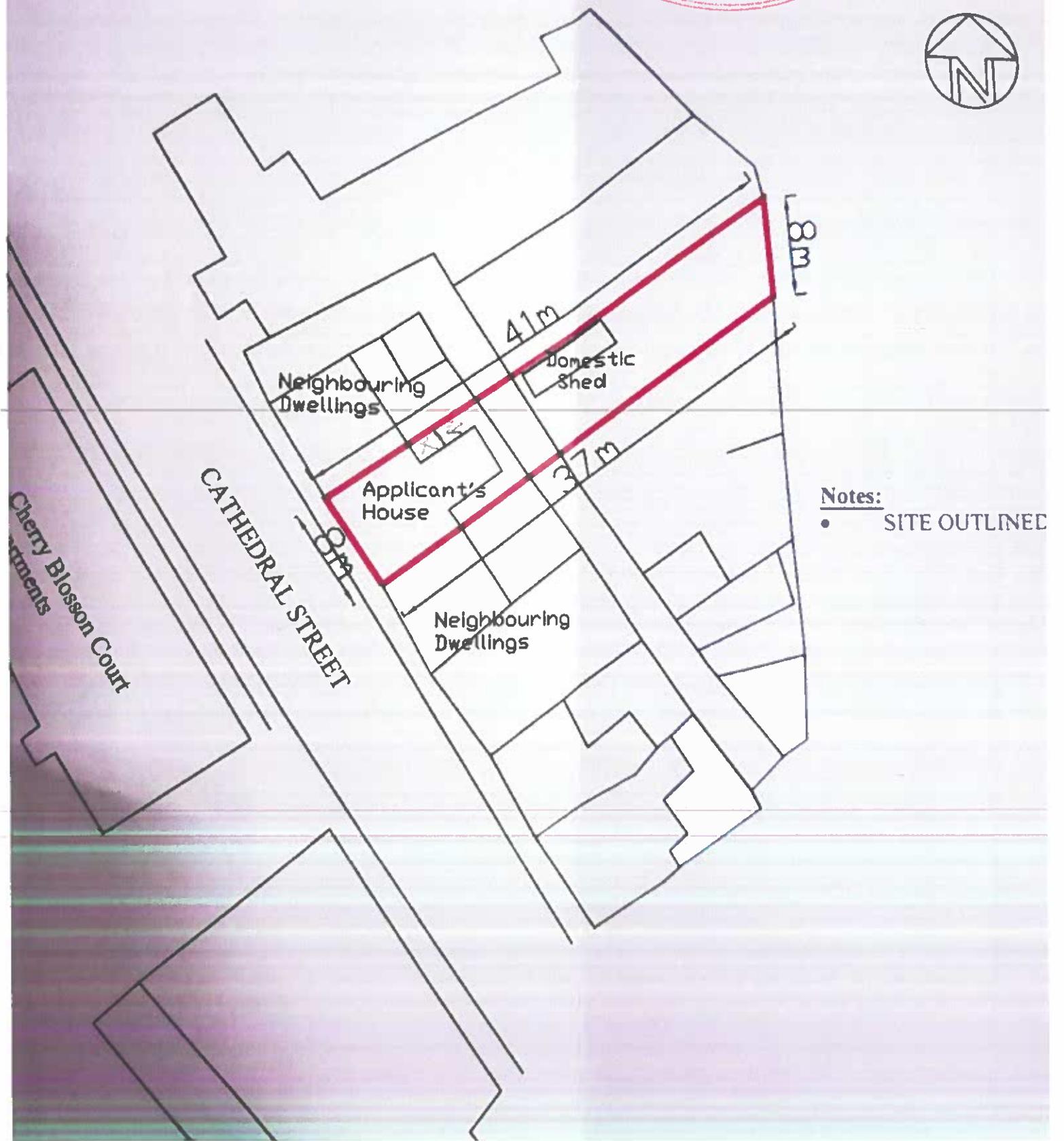
SUMMARY:

Habitable, however some renovation works are required to the property.

The electrical installation should be inspected and repaired/replaced by a registered electrical contractor.

Roofs should be inspected by a suitably qualified person and all leaks identified and repaired.

The original house was constructed prior to October 1st 1964 and predates Planning Permission. Planning permission for the rear extension was granted under Planning Ref 11,045 dated August 8th 1978.





ROSCOMMON COUNTY COUNCIL
Chief Executive's Order requesting Further Information
on Section 5 of the Planning & Development Act 2000 (as amended)

Order No: PL10112b

Subject: Planning & Development Act 2000 (as amended).
Planning & Development Regulations 2001 (as amended).

Applicant: Thomas McGarry

Agent: N/A

Ref No.: DED 954

Re: WHEREAS a question has arisen as to whether the following works; 1) oil boiler replacement; 2)plumbing & 3)plumbing for back boiler of stove at Cathedral Street, Ballaghaderreen, Co. Roscommon, F45 TX02.,is or is not development and is or is not exempted development.

ORDER: By virtue of the powers vested in me by the Local Government Acts 1925 - 2024 and the Planning & Development Act 2000 (as amended), it is hereby ordered that Further Information in relation to the request for a Declaration on development and exempted development (Reference No. DED 954) be requested from the Applicant & the Agent.

Signed on the 27th January, 2026



Alan O'Connell,
Senior Executive Planner,
Planning.



Comhairle Contae
Ros Comáin
Roscommon
County Council



Thomas McGarry,



Date: 27th January, 2026

Reference: DED 954

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 following works; 1) oil boiler replacement; 2)plumbing & 3)plumbing for back boiler of stove at Cathedral Street, Ballaghaderreen, Co. Roscommon, F45 TX02., is or is not development and is or is not exempted development.

A Chara,

Further to your application received on the 18th September, 2025 and in order for the Planning Authority to determine as to whether the following works; 1)oil boiler replacement; 2)plumbing & 3)plumbing for back boiler of stove at the above address is or is not development and is or is not exempted development, you are requested to submit the following further information:

1. It appears there is a boiler house on the rear wall of the existing dwelling, however the location of the oil boiler to which item 1 of this request for an opinion related is not clearly marked on the submitted documents attached to this application as being the subject of this application. In the interests of clarity, please clearly highlight the location of the oil boiler which is the subject request for an opinion on a site layout and submit this document to the Planning Authority.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 954**

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

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning.

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

Reference Number:	DED 954
Re:	Permission for the following works; 1) oil boiler replacement; 2) plumbing & 3) plumbing for back boiler of stove under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Thomas Mc Garry
Location of Development:	Cathedral Street, Ballaghaderreen, Co. Roscommon, F45 TX02.
Site Visit:	30 th September 2025

WHEREAS a question has arisen as to whether the following works for the following works; 1) oil boiler replacement; 2) plumbing & 3) plumbing for back boiler of stove 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) 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 west facing two storey terraced house located on Cathedral Street in Ballaghaderreen town. The subject site is accessed off Cathedral Street (L-5516 Local Secondary Road) with a speed limit of 50km/h. The proposed development consists of 1) oil boiler replacement; 2) plumbing & 3) plumbing for back boiler of stove.

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 Tullaghanrock Bog SAC (Site Code 002354) located c. 2.6km from the subject site.

Other designations include Callow Bog SAC (Site Code 000595) located c. 3.5km 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

As per Roscommon County Council's Planning Registry, there is no planning history linked to this site. The application states the structure is pre-1960.

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.

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.

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

- Oil boiler replacement.
- Plumbing.
- Plumbing for back boiler of stove.

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).

The applicant is proposing internal refurbishments to the existing dwelling. A condition report of the dwelling is also included in the application. After a site inspection, the dwelling is a terraced dwelling located on Cathedral Street in Ballaghaderreen town. The dwelling has an existing extension to the rear. No planning permission has been linked to the extension at the rear, but it appears to be pre-Planning & Development Act development. The proposed refurbishments to the existing property are internal works with no external works proposed. The proposed development works fall under Section 4 (1)(h) of the Planning and Development Act 2000, as amended.

Recommendation

In relation to the proposed development for the following works; 1) oil boiler replacement; 2) plumbing & 3) plumbing for back boiler of stove at Cathedral Street, Ballaghaderreen, Co. Roscommon, F45 TX02, it is recommended that further information be sought as set out below:

1. It appears there is a boiler house on the rear wall of the existing dwelling, however the location of the oil boiler to which item 1 of this request for an opinion related is not clearly marked on the submitted documents attached to this application as being the subject of this application. In the interests of clarity, please clearly highlight the location of the oil boiler which is the subject request for an opinion on a site layout and submit this document to the Planning Authority.

Signed:



Graduate Planner

Date: 27/01/2026

Signed:



Senior Executive Planner

Date: 27/01/2026













Comhairle Contae
Ros Comáin
Roscommon
County Council



Thomas McGarry,



Date: 25th September, 2025
Planning Reference: DED 954

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 following works; 1)oil boiler replacement; 2) plumbing & 3) plumbing for back boiler of stove at Cathedral Street, Ballaghaderreen, Co. Roscommon, F45 TX02, is or is not development and is or is not exempted development.

A Chara,

I wish to acknowledge receipt of your application which was received on the 18th 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. L01/0/236819 dated 24th September, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is DED 954
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

24/09/2025 11:02:22

Receipt No : L01/0/236819

THOMAS MCGARRY

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 854	

Total : 80.00 EUR

Tendered	80.00
Credit/Debit Card	
1973	

Change : 0.00

Issued By : Louis Carroll
From : Central Cash Office



Comhairle Contae
Ros Comáin
Roscommon
County Council

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)

THOMAS MCGARRY



Name of Agent

Nature of Proposed Works

OIL BOILER REPLACEMENT, PLUMBING, PLUMBING FOR BACK BOILER OF STOVE BUT NOT TO INCLUDE COST OF STOVE.

**Location & Address of Subject Property
to Include, Eircode (where applicable), Townland &
O.S No.**

F45TX02

Floor Area:

- a) Existing Structure
- b) Proposed Structure

a) 122M2
b) _____

Height above ground level:

**Total area of private open space remaining after
completion of this development**

SAME NO CHANGE

Roofing Material (Slates, Tiles, other) (Specify)

ATTACHED

Roscommon County Council



Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	NA
Is proposed works located at front/rear/side of existing house.	NA
Has an application been made previously for this site	NO
If yes give ref. number (include full details of existing extension, if any)	NA
Existing use of land or structure	NA
Proposed use of land or structure	NA
Distance of proposed building line from edge of roadway	NA
Does the proposed development involve the provision of a piped water supply	NA
Does the proposed development involve the provision of sanitary facilities	NO

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

Signature:

Date:

10/09/2025

Note: This application must be accompanied by: -

As per phone call please call me to arrange

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

DEENEY ENGINEERING & PLANNING SERVICES

*Design * Planning * Site Surveys*

*Building Surveys * Mapping Service.*

Kiltobranks, Ballaghaderreen, Co. Roscommon.

Tel/Fax: 094 9860908

Mobile: 086 2503109 Email: badeeney@gmail.com



SURVEY REPORT

Scope of this survey

This inspection is a non-invasive limited physical examination designed to identify material defects in the systems, structures and components of the property as they exist at the time of the inspection.

A material defect is a condition that significantly affects the desirability, habitability or safety of the property. Style or aesthetics are not considered in determining whether a specific system, structure or component is defective. The inspection is limited to those specific systems, structures and components that are present and visually accessible. Components and systems are operated with normal user controls and as conditions permit. Replicated items such as doors, electrical outlets and switches etc. are examined on a random basis (eg. one per room). This inspection is not intended to be technically exhaustive. Any area that is not exposed to view, is concealed or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other thing is not included in this inspection.

The inspection does not include destructive testing, dismantling, or removal of any equipment, system or exposed surfaces including access panels, faceplates and doors. Radon gas detection does not form part of this inspection.

REF: Mr Tommy McGarry

Date: June 30th 2025

Address of property: Cathedral Street, Ballaghaderreen, Co Roscommon. F45TX02



Description of property: Terraced 2 storey dwelling with extension to rear



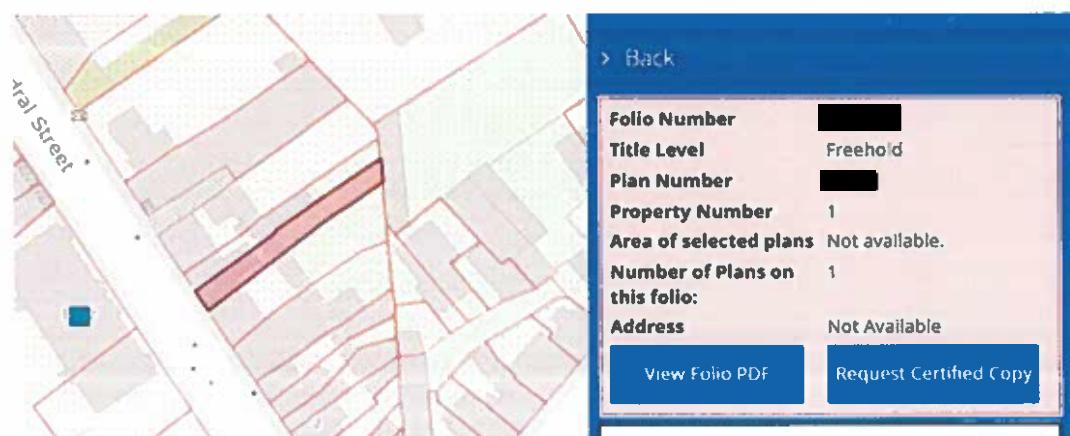
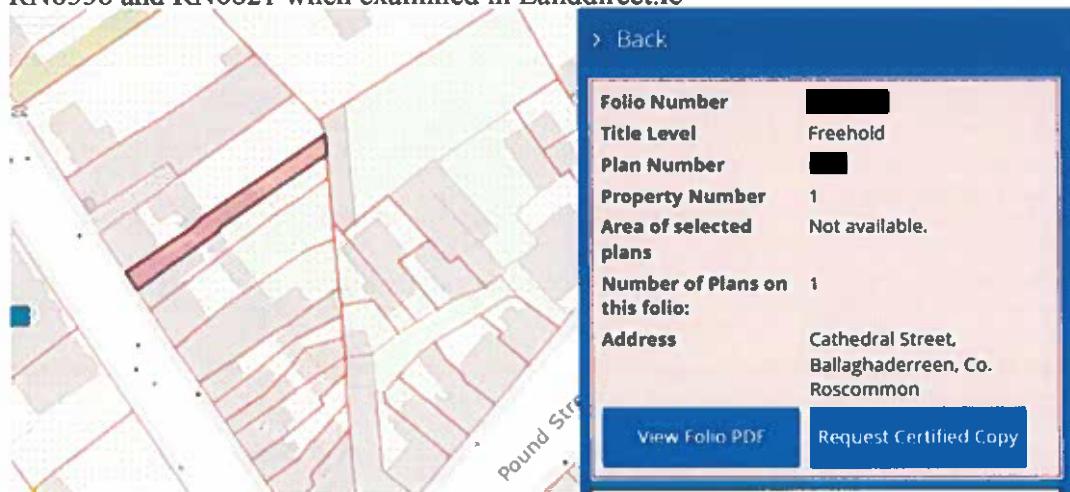
Age of building: Main Structure: Pre 1960, Extension circa 1970's

Accommodation:

Floors 2 Bedrooms 4 Receptions 2 Kitchen 1 Bathroom 1

Site:

The site boundaries are clearly defined and correspond to the file plans for Folios RN6538 and RN6821 when examined in Landdirect.ie



Construction:

Walls: Walls of the original structure are 600mm stone-built.

Walls in the extension are 300mm cavity wall construction and appear to have pumped cavity insulation retrofitted.

Floors: Concrete floors at ground floor and wood flooring on timber joists at first floor..

Roof: Slate covering on the original structure and mineral felt over flat roofed extension.

Windows: uPVC double glaze windows throughout.

Services:

Water: Mains supply

Electricity: Mains supply

Sewage: To Local Authority main sewer

Surface Drainage: To Local Authority main sewer

Heating: Oil-fired central heating, gas fire and open fire.

Hot water: OFCH and electric shower units



Condition of Property:

Cracks/Subsidence:

Plaster on the front of the property is boast in several area and cracks are evident.

Plaster should be stripped off and renewed.

The cracks do not appear to be structural.



Cracks in plaster

Roofs: Roof timbers of the original structure appear in satisfactory condition at time of inspection.



There were heavy showers during this inspection and some roof leaks were noted:



Roof leaking at top of stairs.



Roof leaking in bathroom.



Roof in front left bedroom.

The flat roof covering over the rear extension could not be inspected within the scope of this survey.

Dampness: See Room-by-Room survey below.

ROOM-By-ROOM SURVEY

Hall stairs and landing :

Walls at the front door.

The electrical fuse board is nonstandard and should be replaced by a suitably qualified electrician.



Nonstandard fuse board.

During rainfall, drips from the ceiling/roof at the top of the stairs as described above.

Front Room :

Damp noted at the front window.



Cracked windowsill



Cracked windowsill

Water and soot staining from the chimney is noted around the fireplace.



Lounge:

The front and party walls are drylined. Damp is noted at the front wall at the window.



Damp in front wall.

The gas fire and gas installation should be serviced by a suitably qualified RGI approved technician prior to use.



Kitchen:

Generally in satisfactory condition.

Rear Bedroom (In extension):

Generally in satisfactory condition.

Middle Bedroom:

Soot stains noted from the chimney.

All chimneys proposed for use should be fully lined.



Soot stains at chimney.

Front Bedroom (Right):

Generally in satisfactory condition.



Front Bedroom (Left):

Roof leak noted as described above.

Bathroom:

Roof leak at rear wall as described above.

It is noted that there are 2no electric shower units installed. Both units are rated 8-9Kw and should not be used simultaneously. A priority switch should be installed in the main electrical distribution board to prevent simultaneous use.

Exterior:

Gutters should be cleared of debris and vegetive material and repaired/replaced as required.



Gutters to be repaired/replaced.



The oil boiler is in poor condition.



The concrete roof over the boiler house should have a waterproof covering fitted and plaster repaired on the rear wall.



Repair plaster

SUMMARY:

Habitable, however some renovation works are required to the property.

The electrical installation should be inspected and repaired/replaced by a registered electrical contractor.

Roofs should be inspected by a suitably qualified person and all leaks identified and repaired.

The original house was constructed prior to October 1st 1964 and predates Planning Permission. Planning permission for the rear extension was granted under Planning Ref 11,045 dated August 8th 1978.

If the property can be shown to be vacant for more than 2 years it may qualify for up to [REDACTED] grant aid under the Vacant/derelict Property Refurbishment Grant Scheme.

(<https://www.gov.ie/en/department-of-housing-local-government-and-heritage/services/vacant-property-refurbishment-grant>

Additional grant aid may be available for insulation and heating under the Home Energy Grant Scheme from SEAI.

<https://www.seai.ie/grants/home-energy-grants/>

If clarification of any of the points raised in this report is required please do not hesitate to contact me

Signed:



Brendan Deeney B.Tech.





Cathedral Street, Ballaghaderreen, Co. Roscommon, F45 TX02



4 Bed · 1 Bath · 122 m² · Terrace

BER E2



Price per m²:



Estimated Stamp Duty:

Selling Type:

By Private Treaty



Can you buy this property?

Use our calculator to find out your budget including how much you can borrow and how much you need to save

[Calculate budget >](#)

About this property

- Excellently located close to all amenities
- Spacious 4 Bed Family Home



Description

Two Storey Townhouse situated in the much sought after residential area of Cathedral Street, Ballaghaderreen, just off The Square – a great location in the heart of Ballaghaderreen Town and within walking distance of all amenities to include schools, shops, supermarkets, restaurants, pubs, cathedral, service providers, etc.

The convenience of the location cannot be overstated.

The said property, benefits from spacious living accommodation throughout and comprises:

Ground Floor:

Living room/Office (formerly used as a Barber shop)

Large Living room/Sitting Room

Large Fully Fitted Kitchen/ Diner

First Floor:

4 Bedrooms

Shower room

Many features include OFCH, Pvc double glazed windows & back garden with utility shed.

Ireland West Airport is less than a 20 minute drive.

Regular bus services from the town to Dublin, Ballina & Sligo.

A fantastic opportunity to acquire a home in a highly convenient location.

 be eligible for the vacant property refurbishment grant & SEAI grants

Viewing is a must!

Local Area NEW

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you live

PROUDLY SUPPORTING OVER
1,000 COMMUNITY INITIATIVES

Glenveagh

Learn more about what this area has to offer.

[Primary Schools](#) [Secondary Schools](#) [Public Transport](#)

School Name	St Attractas National School
Distance	780m
Pupils	262



School Name	Brusna National School
Distance	4.6km
Pupils	82

School Name	Don National School
Distance	5.0km
Pupils	48

School Name	Tibohine National School
Distance	5.3km
Pupils	59

School Name	Kilmovee National School
--------------------	--------------------------

Distance 5.4km

Pupils 55

[View More](#) 

BER Details

 BER E2



Statistics

26/06/2025 Entered

4,832 Property Views

7,876 Potential views if upgraded to a  **Daft Advantage Ad**
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Check off the steps to purchase your new home

Use our Buying Checklist to guide you through the whole home-buying journey.

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Daft ID: 

Contact Agent



James Kilcoyne

094 986...

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Show more Properties



Thinking of selling?

Ask your agent for an Advantage Ad

- Top of Search Results
- Bigger Photos
- More Views
- Best Price

[LEARN MORE](#)**Home Insurance**

Quick quote estimator

Buildings sum insured

(Your property should be insured for the cost of rebuilding, not the market value. Please review the figure below.)

€ 250,000

Contents sum insured

10%

Your age

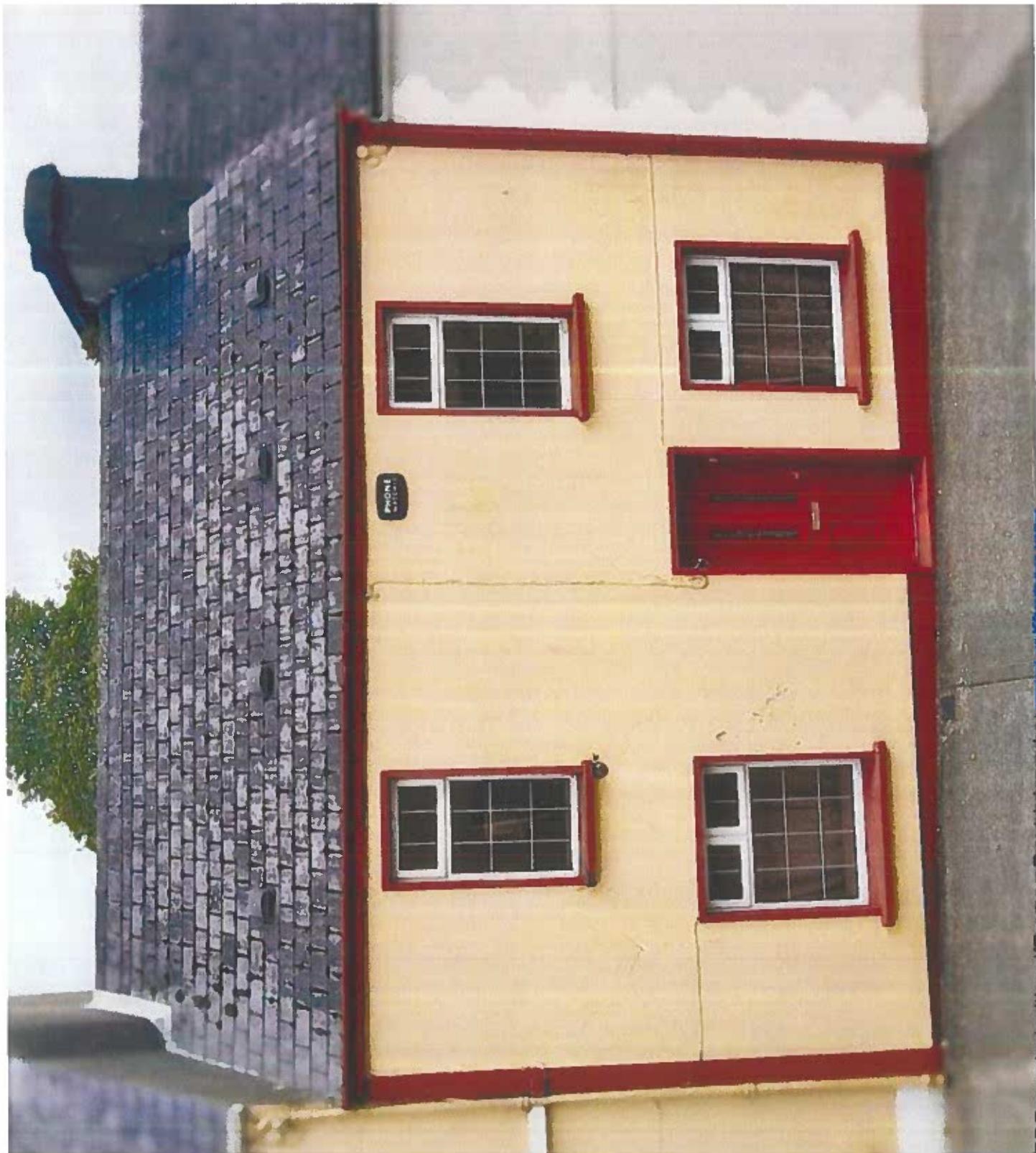
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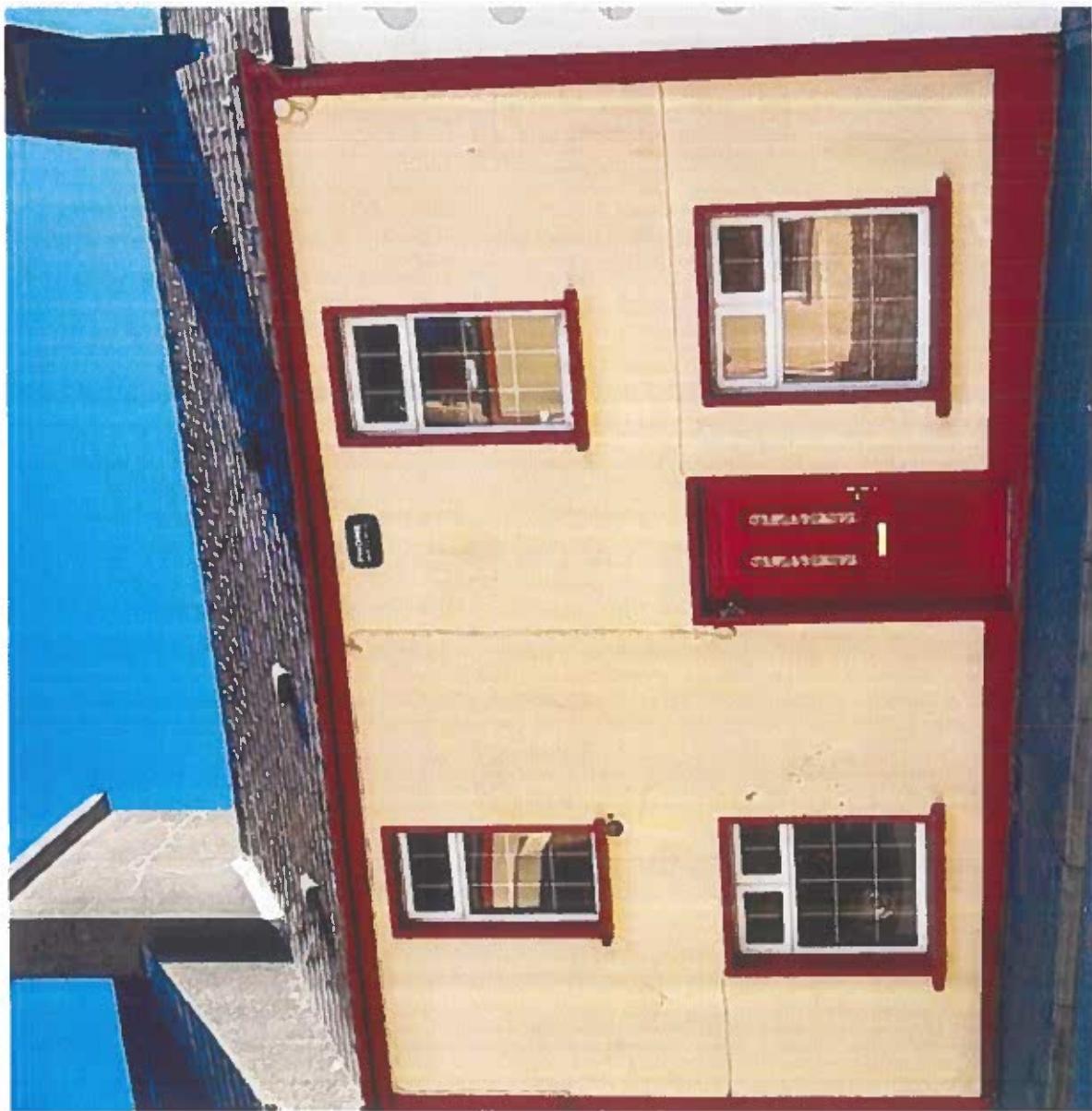
GET MY ESTIMATE

EMAIL

CALL







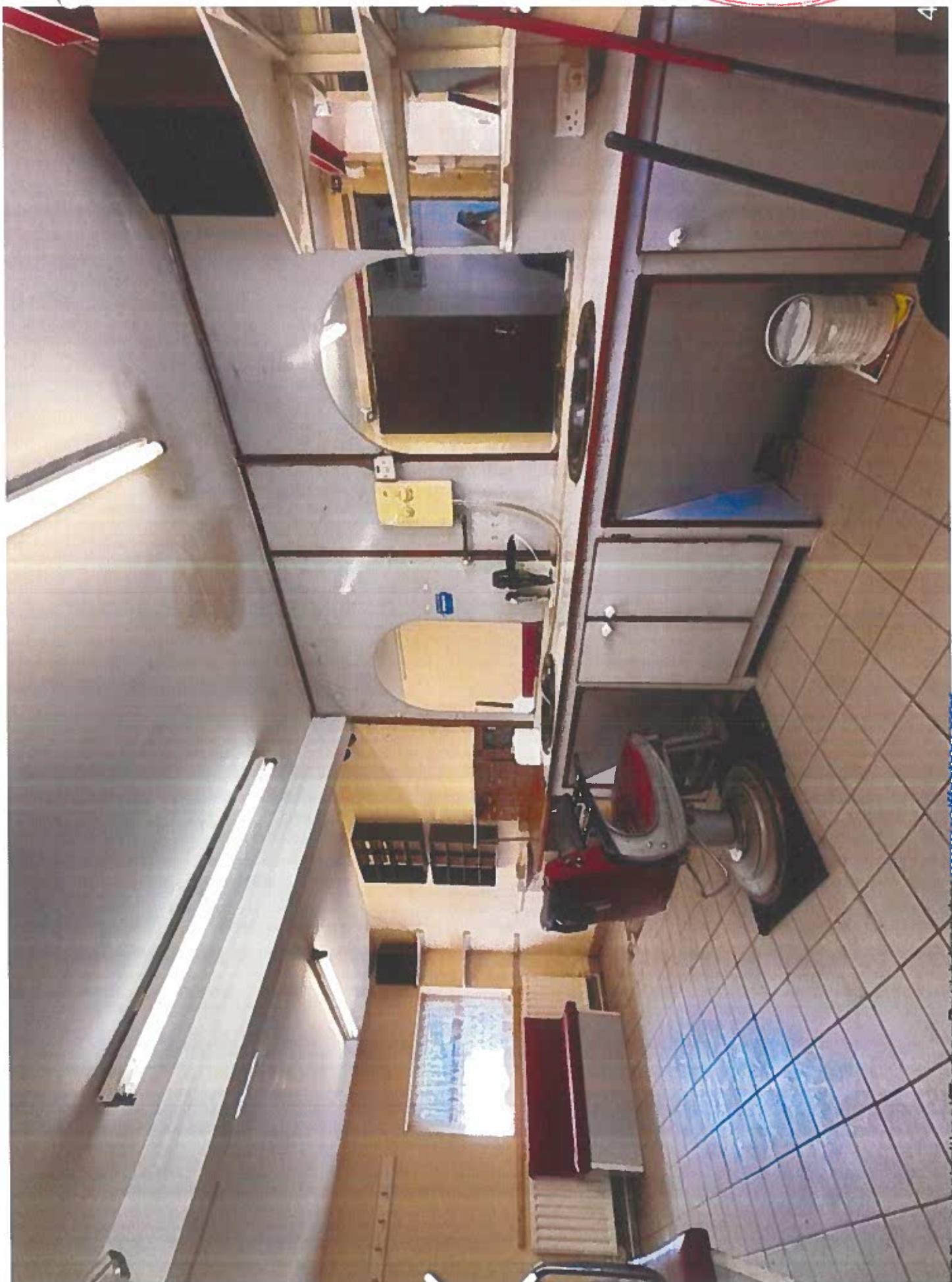


10 SEP 2025

PLANNING SECTION

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RO3
10 SEP 2025
COUNCIL
PLANNING SECTION

71





ROSCOMMON COUNTY COUNCIL
10 SEP 2025
PLANNING SECTION

9 / 4



ROSSCOMMON COUNTY COUNCIL
10 SEP 2025
PLANNING

10 / 4

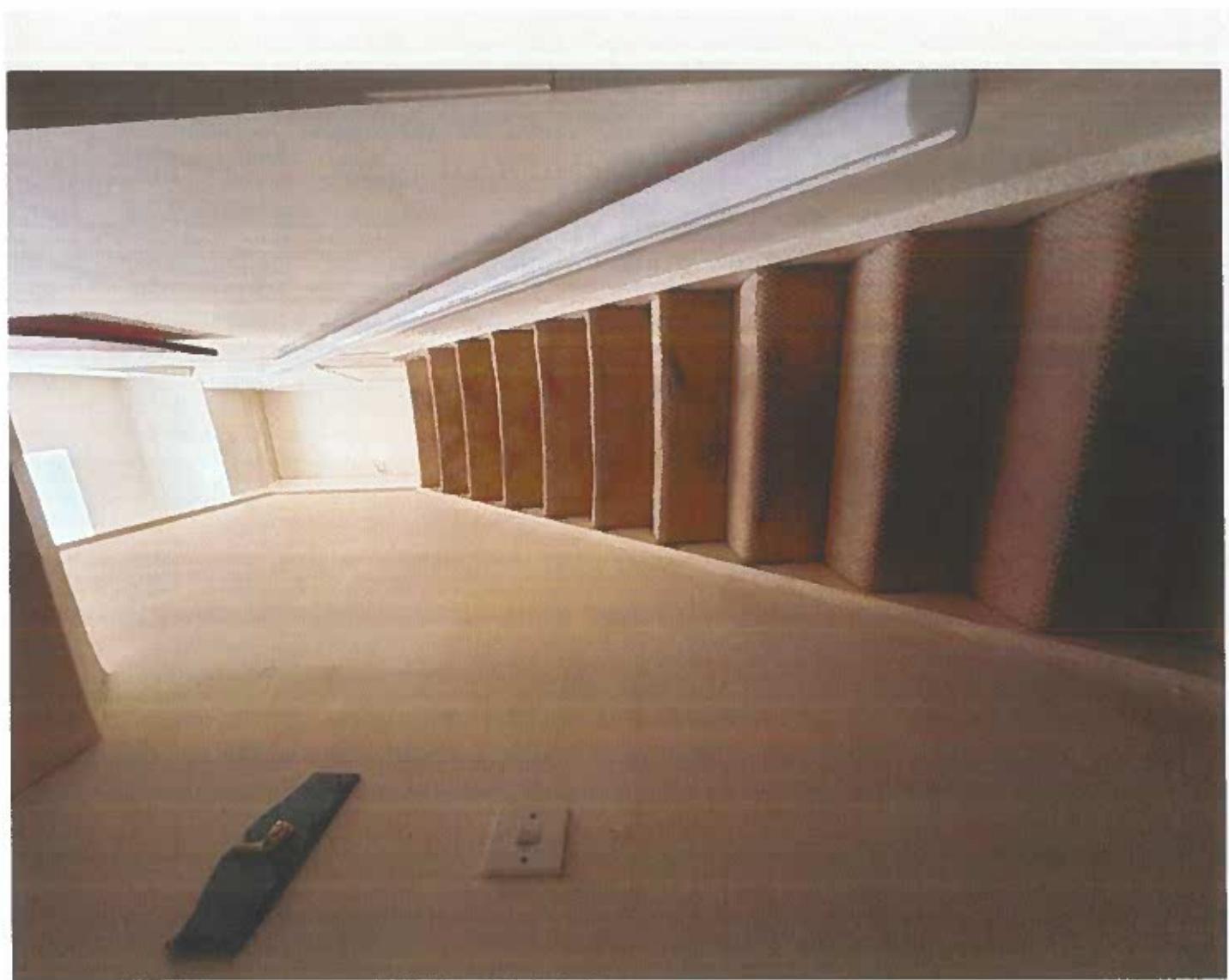




ROSCOMMON COUNTY COUNCIL
10 SEP 2025

11 / 40





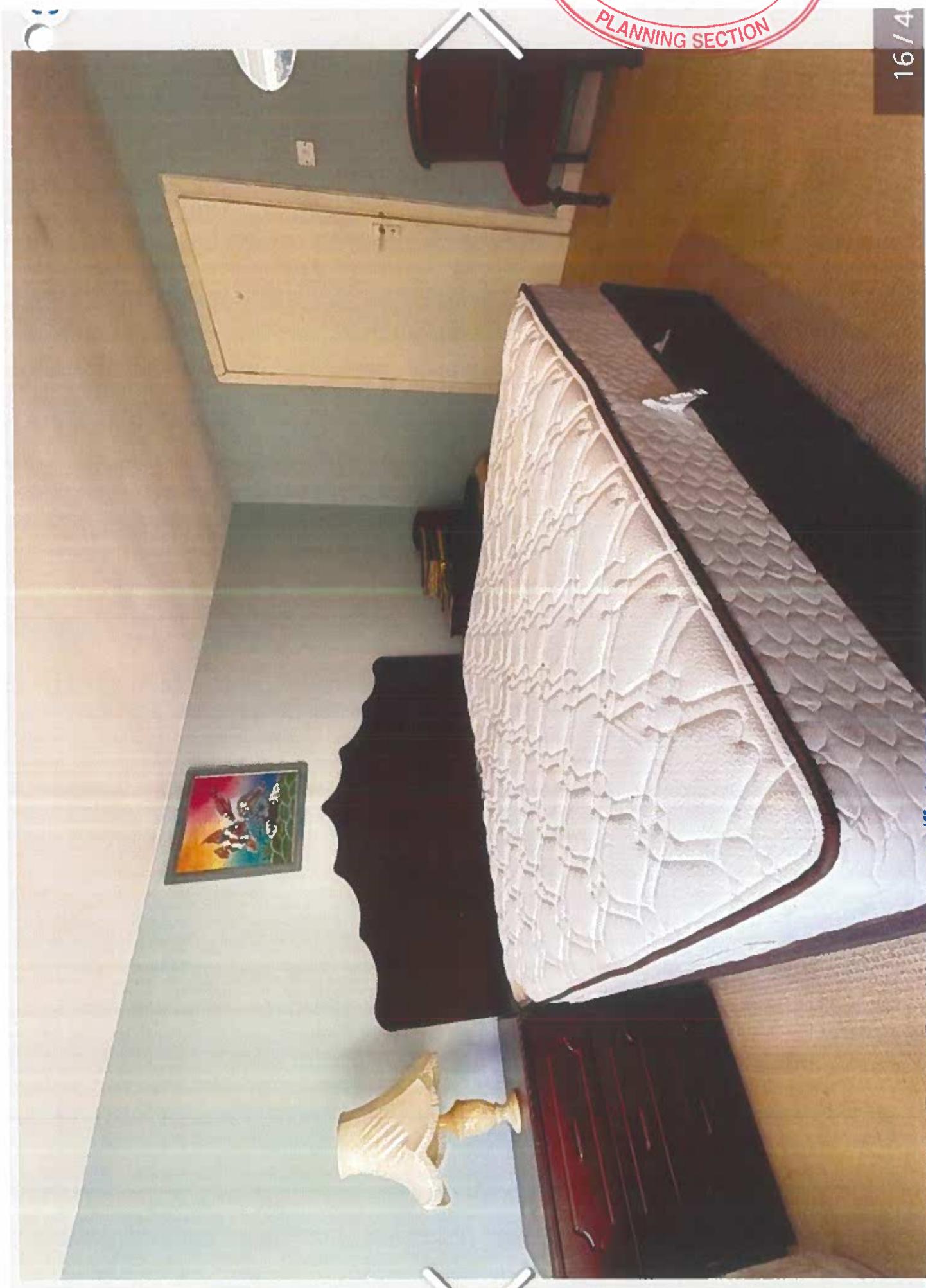






10 SEP 2025
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COUNCIL

16 / 4



COMMON COUNTY



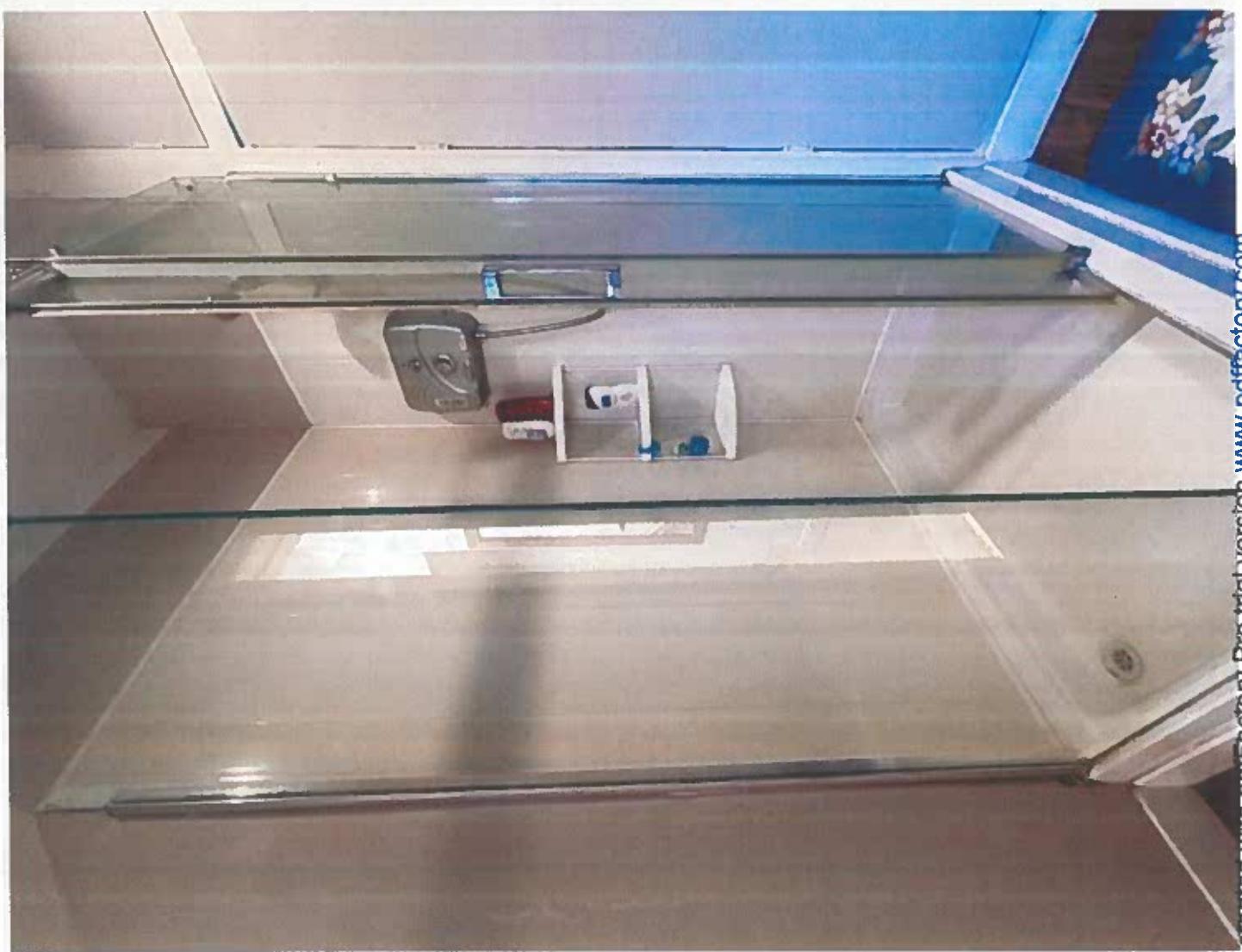












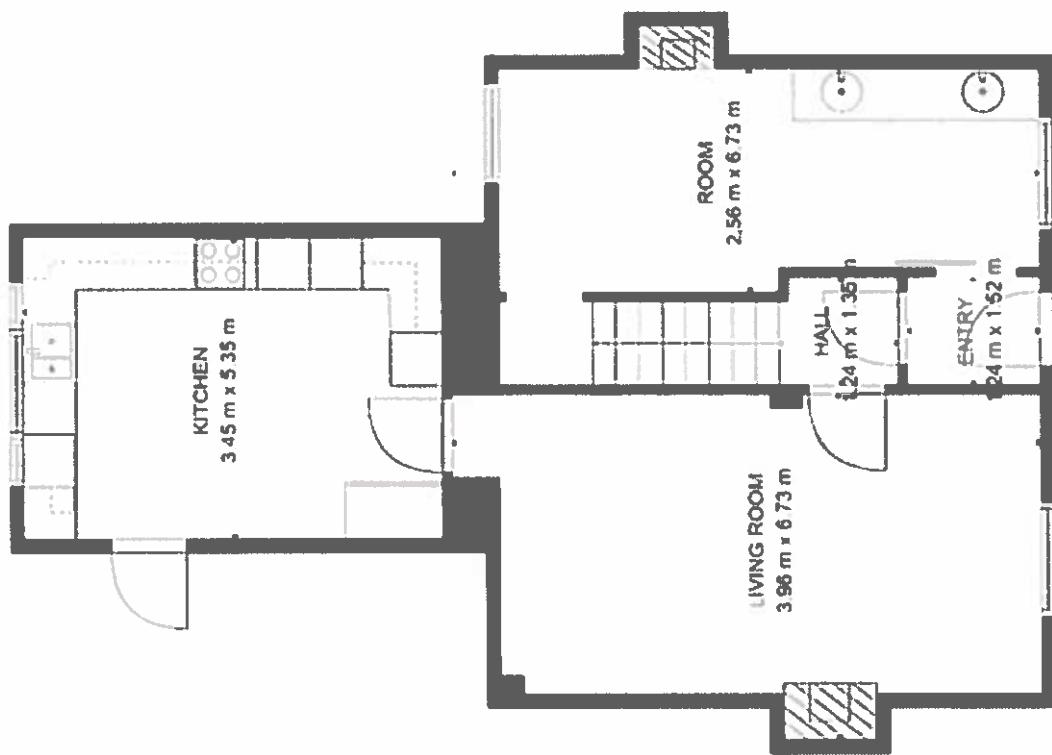


ROSCOMMON COUNTY COUNCIL
10 SEP 2025
PLANNING SECTION

24 / 40



FLOOR 2



FLOOR 1

James Kilcoyne
AUCTIONEERS VALUERS
ESTATE LETTING AGENTS

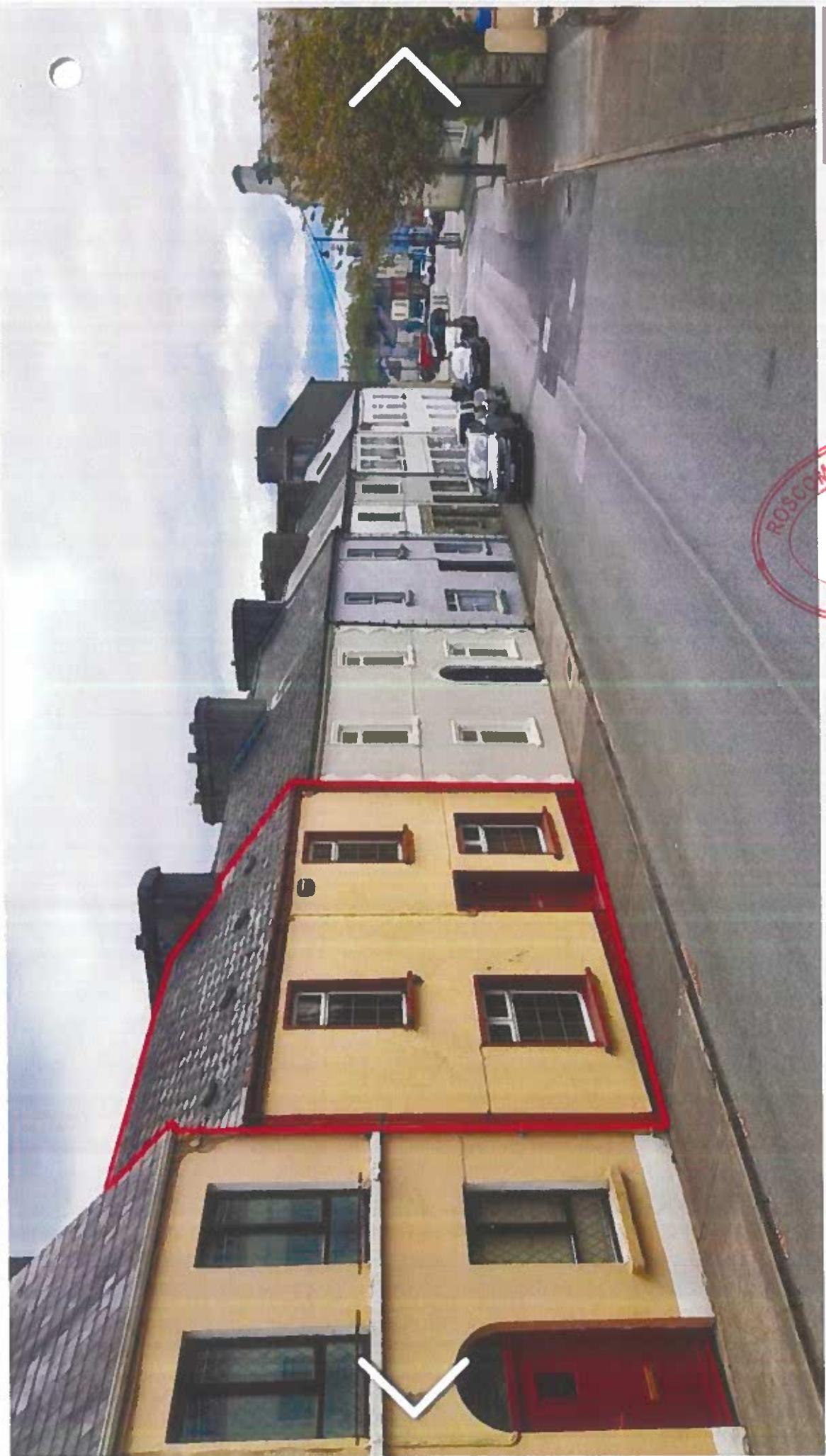
TOTAL: 126 m²
FLOOR 1: 63 m², FLOOR 2: 63 m²
EXCLUDED AREAS: FIREPLACE: 0 m²

ALL DIMENSIONS AND APPROXIMATES, ACTUAL MAY VARY



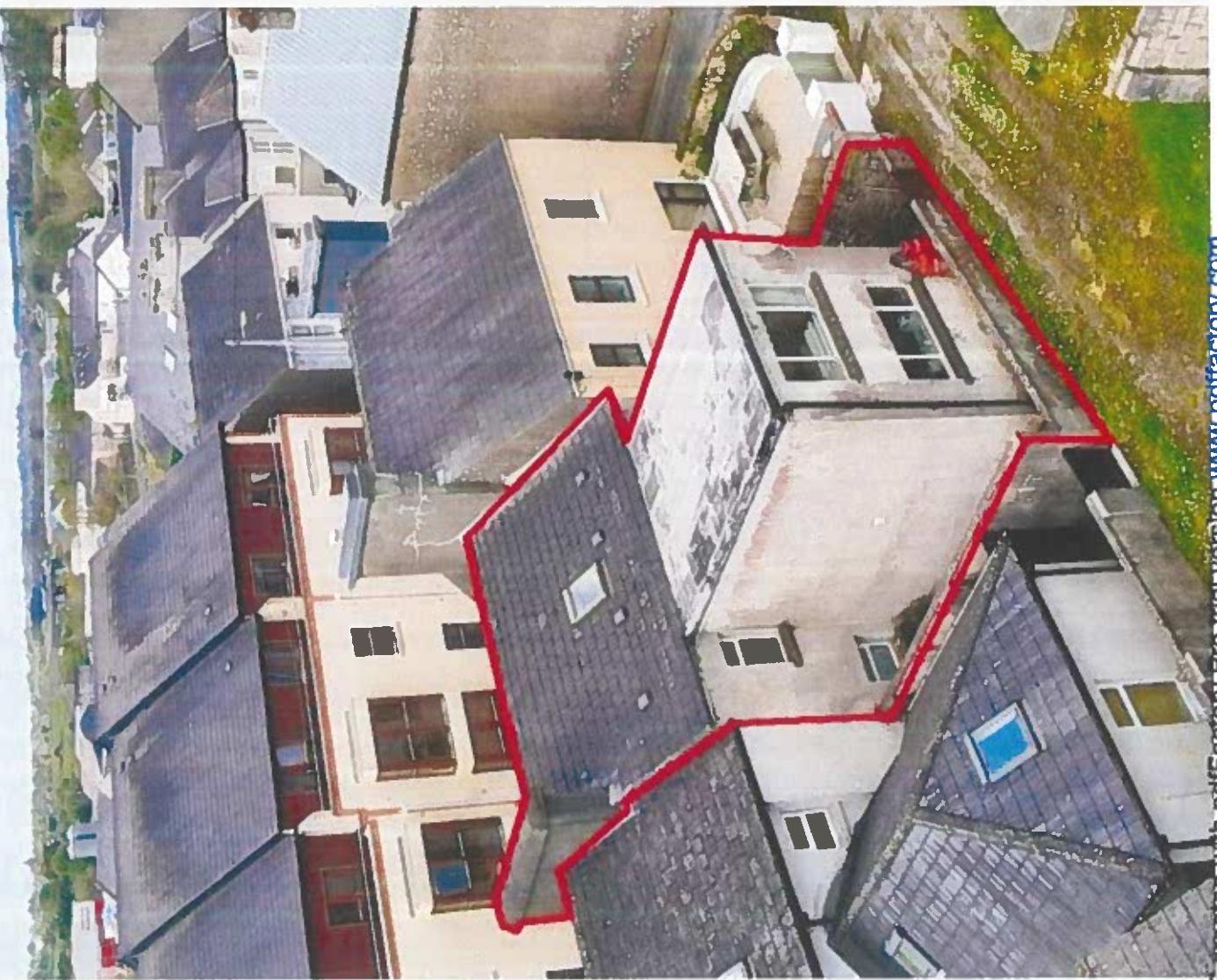


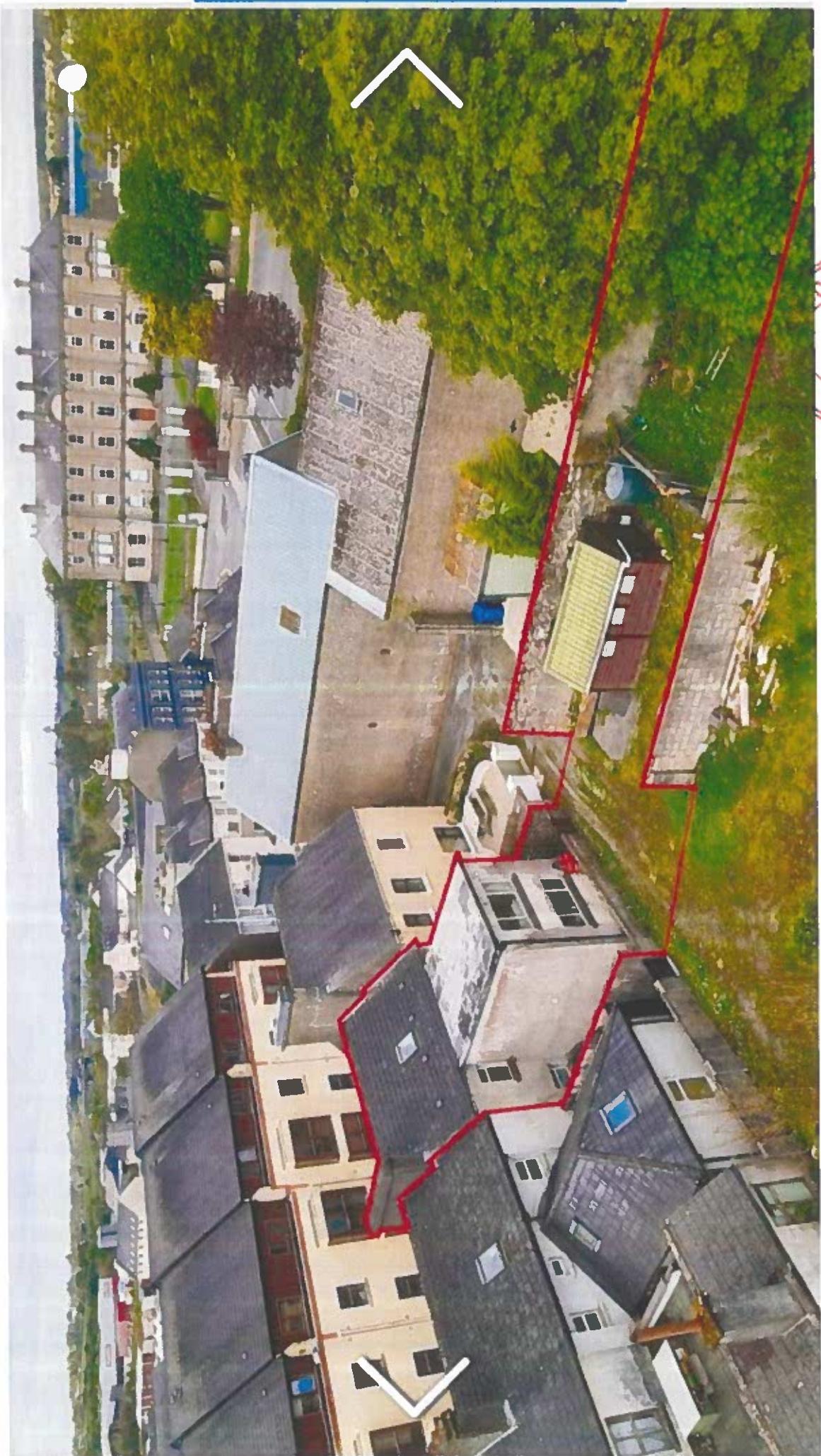






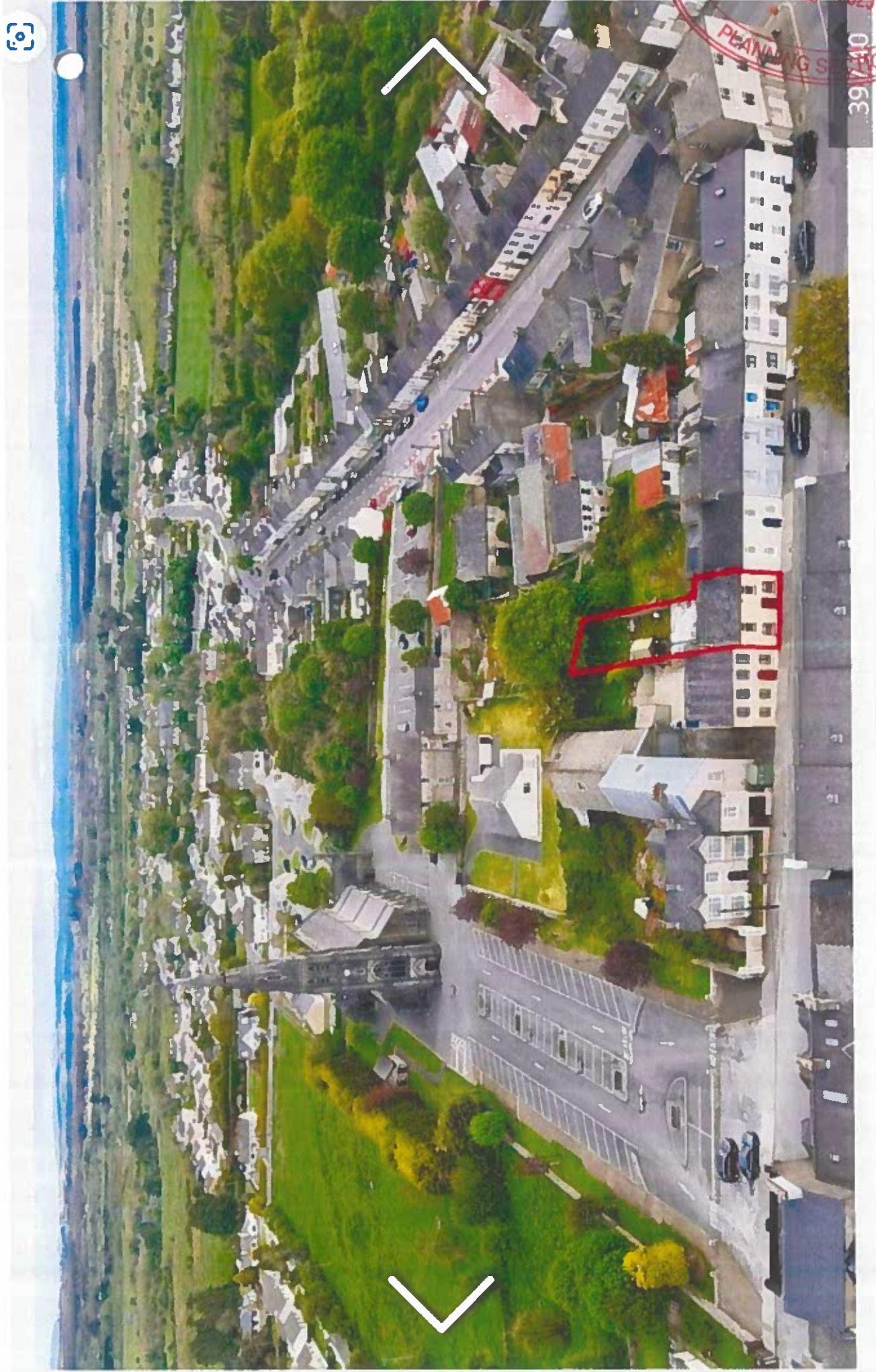






COMMON COUNTY COUNCIL
10 SEP 2025
PLANNING SECTION





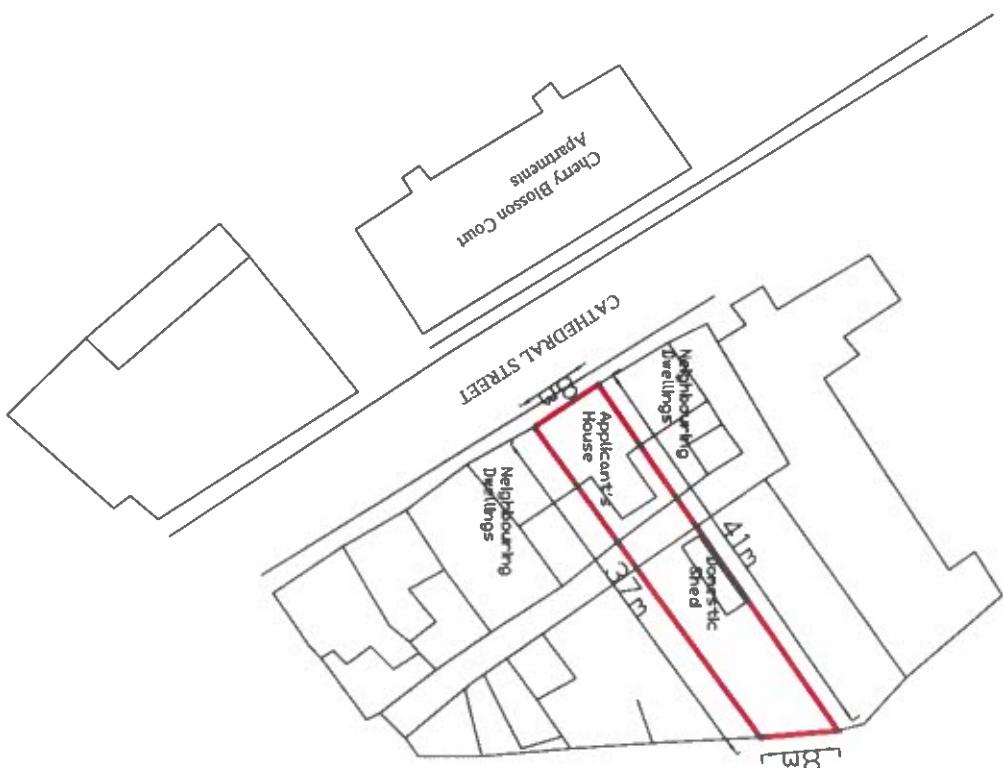
10 SEP 2025

PLANNING SECTION

39/10

COUNCIL

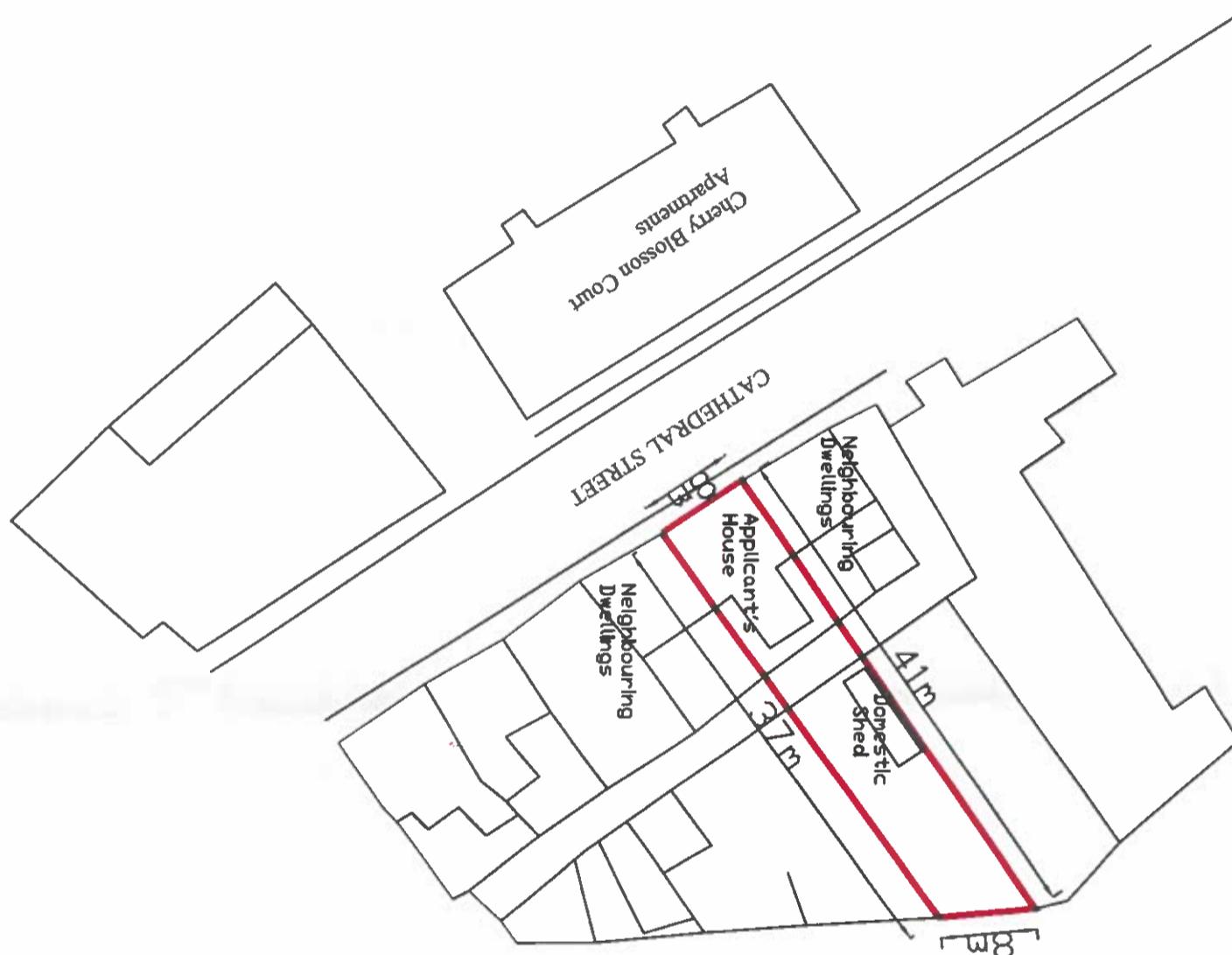




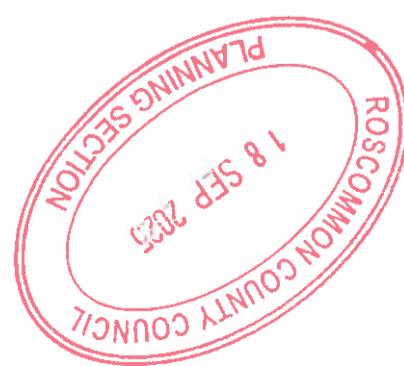
Notes:
• SITE OUTLINED RED



Existing Dwelling at Cathedral Street Ballaghaderreen	
CLIENT: Tommy McCarty	SCALE: 1:500
REF. NO.	DATE: Sept 2025
TITLE: Site Layout	DRG. NO. L.01
Drawn by:	
BRADLEY ENGINEERING & PLANNING SERVICES BRENDAN DENNIS B.TECH KILUBBRANE, BALLAGHADERREEN, CO. ROSCOMMON. Tel/Fax: 084-9860908 Mobile: 086-2503109 email: bradleyeng@ymail.com	



- Notes:
SITE OUTLINED RED



Existing Dwelling at Cathedral Street Ballaghaderreen	
CLIENT: Tommy McGarry	SCALE: 1:500
REF. NO.	DATE: Sept 2025
TITLE: Site Layout	DRG. NO. L.01
Drawn by:	
DEENHEY ENGINEERING & PLANNING SERVICES BRENDAN DEENHEY B.TECH. KILTOBRACKES, BALLAGHADERREEN, CO. ROSCOMMON. Tel/Fax 094-9860908 Mobile 086-2503109 email badeenhey@gmail.com	

Sharon Kelly

From: Tommy McGarry [REDACTED]
Sent: Thursday 18 September 2025 13:19
To: Carmel Curley; Planning Department
Subject: Fwd: Re: Re: FW: Section 5 Declaration Application – Cathedral Street, Ballaghaderreen (Vacant Property Refurbishment Grant)
Attachments: Site Layout A3 Scale 1-500.pdf; Site Layout A3 Scale 1-500.pdf
Importance: High

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

Dear Carmel,

Further to your email advising that the 1:1000 plan was not acceptable, I have engaged an engineer to prepare a 1:500 site layout plan for my Section 5 Declaration of Exempted Development application for Cathedral Street, Ballaghaderreen (F45 TX02).

Please find the 1:500 plan attached. I paid [REDACTED] for this service.

Could you please confirm receipt and acceptance of the 1:500 plan for validation purposes, and let me know if anything else is required to progress the application?

Many thanks,
Tommy McGarry

[REDACTED]



On 18/09/2025, 12:10 badeeney <badeeney@gmail.com> wrote:

Hi Tommy
See attached
I will drop a hard copy in to you this afternoon.

Regards

Brendan Deeney
Deeney Engineering and Planning Services
Kiltobranks
Ballaghaderreen
Co Roscommon
F45 VX29
Tel: 094 9860908. Mobile: 086 2503109
badeeney@gmail.com

On Thu, Sep 18, 2025 at 9:23 AM Tommy McGarry <[REDACTED]> wrote:
Hi Brendan

Please see below and attached.

[REDACTED]

On 17/09/2025, 16:48 Tommy McGarry <[REDACTED]> wrote:
Dear Carmel

There is no proposed development. I am making changes to the inside of the property that do not require planning permission. Therefore changes are mainly centered around oil boiler replacement and plumbing.

Can you advise me how to go about getting the scale you need? I have asked my solicitor and she does not know.

Attached is what I have been provided with.

T McGarry APA CIP

[REDACTED]



On 17/09/2025, 16:14 Carmel Curley <CCurley@roscommoncoco.ie> wrote:

A Chara,

I wish to acknowledge receipt of your email received 10th September, 2025 – please note we require the following information;

1. Site layout plan to the scale of 1:500 indicating exact location of proposed development

On receipt of the above mentioned, your application will be considered further.

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



From: Tommy McGarry [REDACTED]

Sent: Wednesday 10 September 2025 10:53

To: Planning Department <Planning@roscommoncoco.ie>

Subject: Section 5 Declaration Application – Cathedral Street, Ballaghaderreen (Vacant Property Refurbishment Grant)

Importance: High

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

Dear Planning Department,

Please find attached my completed Section 5 application form regarding exempted development at my property on Cathedral Street, Ballaghaderreen (Eircode: F45 TX02).

I wish to confirm that the proposed works are essential repairs only, including:

Replacement of an existing defective oil boiler (like-for-like replacement, no change in location),

Installation of a stove with back boiler, including lining of the existing chimney,

Remedial repairs to the boiler house roof and plaster to prevent water ingress,

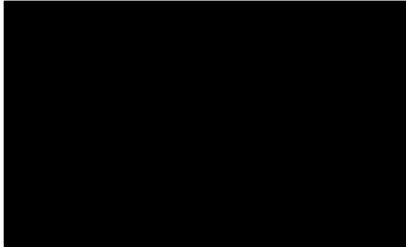
General internal refurbishment works (no extensions, no change to building height or footprint).

There are no structural alterations, extensions, or external changes proposed. The property is a terraced townhouse connected to public sewerage.

I understand an €80 fee is payable with this application and I will arrange payment as directed.

Please confirm receipt of this email and whether any further information is required.

Kind regards,
Tommy McGarry



Please note that I may be sending this email outside your working hours and I do not expect a response or action outside your own working hours

This message is for the named person's use only. If you received this message in error, please immediately delete it and all copies and notify the sender. You must not, directly or indirectly, use, disclose, distribute, print, or copy any part of this message if you are not the intended recipient. Any views expressed in this message are those of the individual sender and not of Roscommon County Council.



Carmel Curley

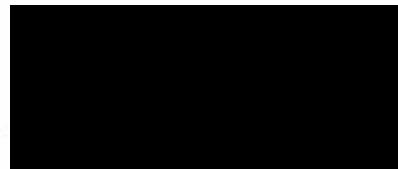
From: Tommy McGarry [REDACTED]
Sent: Wednesday 17 September 2025 16:48
To: Carmel Curley
Subject: Re: FW: Section 5 Declaration Application – Cathedral Street, Ballaghaderreen (Vacant Property Refurbishment Grant)
Attachments: Affidavit Re Grant not being applied for before. (1).pdf; Folio RN 6821 (1).pdf; LPT History.pdf; Folio RN6538 (1).pdf; Proof of Ownership Folio.pdf; Thomas McGarry.vcf
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Carmel

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Can you advise me how to go about getting the scale you need? I have asked my solicitor and she does not know.

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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**



Folio: RN6538

This map should be read in conjunction with the folio.

Taite 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 TE Registration maps, see www.taite.ie.

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(centre-line or parcel(s) edged)

Freehold

Leasehold

Subleasehold

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

A full list of burdens and their
symbolology can be found at:
www.landdirect.ie

Taite 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.

1:1000 Scale

ROSSCOMMON COUNTY COUNCIL
PLANNING SECTION
17 SEP 2025

**CONFIDENTIAL
INFORMATION
REMOVED**

Carmel Curley

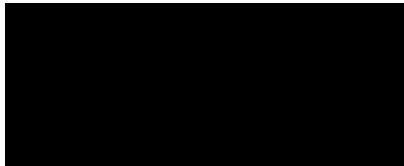
From: Tommy McGarry [REDACTED]
Sent: Wednesday 17 September 2025 16:56
To: Carmel Curley
Subject: Fwd: SCALE
Attachments: image001.png; image002.png; Thomas McGarry.vcf

Follow Up Flag: Follow up
Flag Status: Flagged

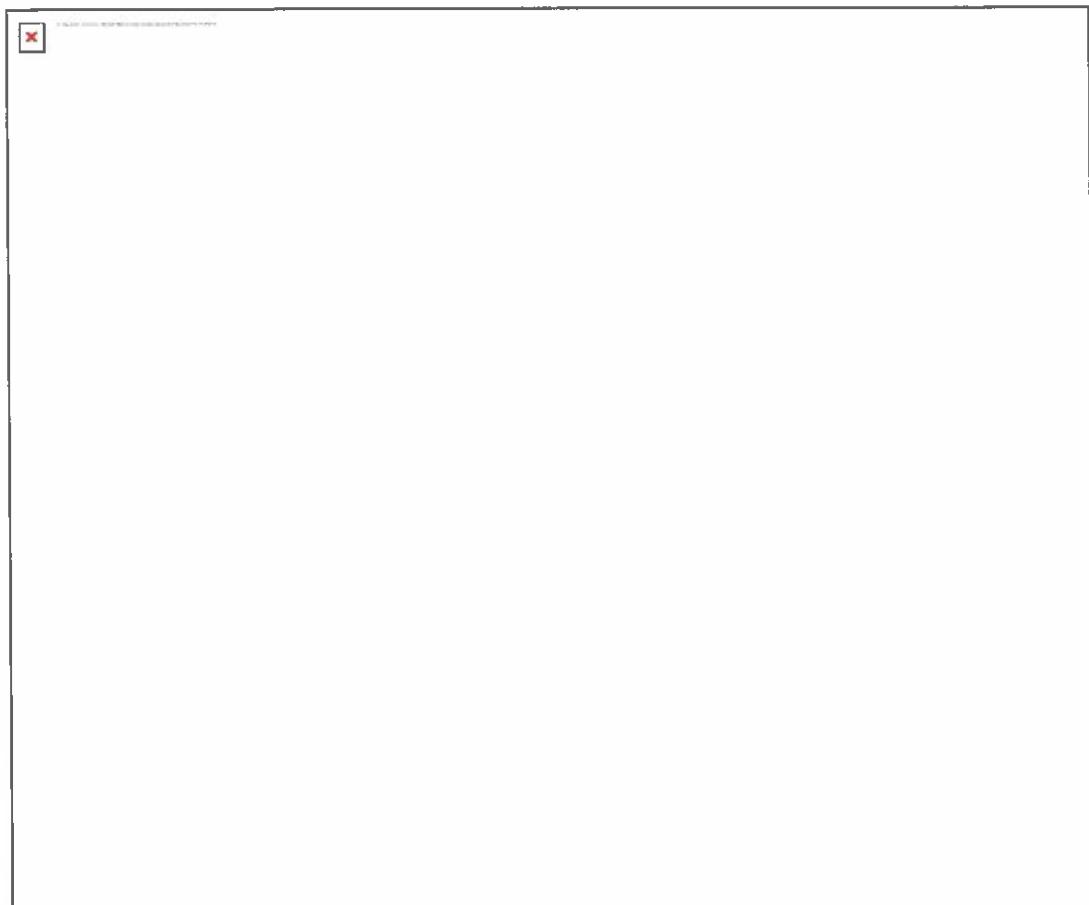
You don't often get email from [REDACTED] [Learn why this is important](#)

FYI

Hopefully this helps Carmel



On 17/09/2025, 16:55 Tommy McGarry [REDACTED] > wrote:



Kind Regards,

Tommy McGarry [REDACTED]

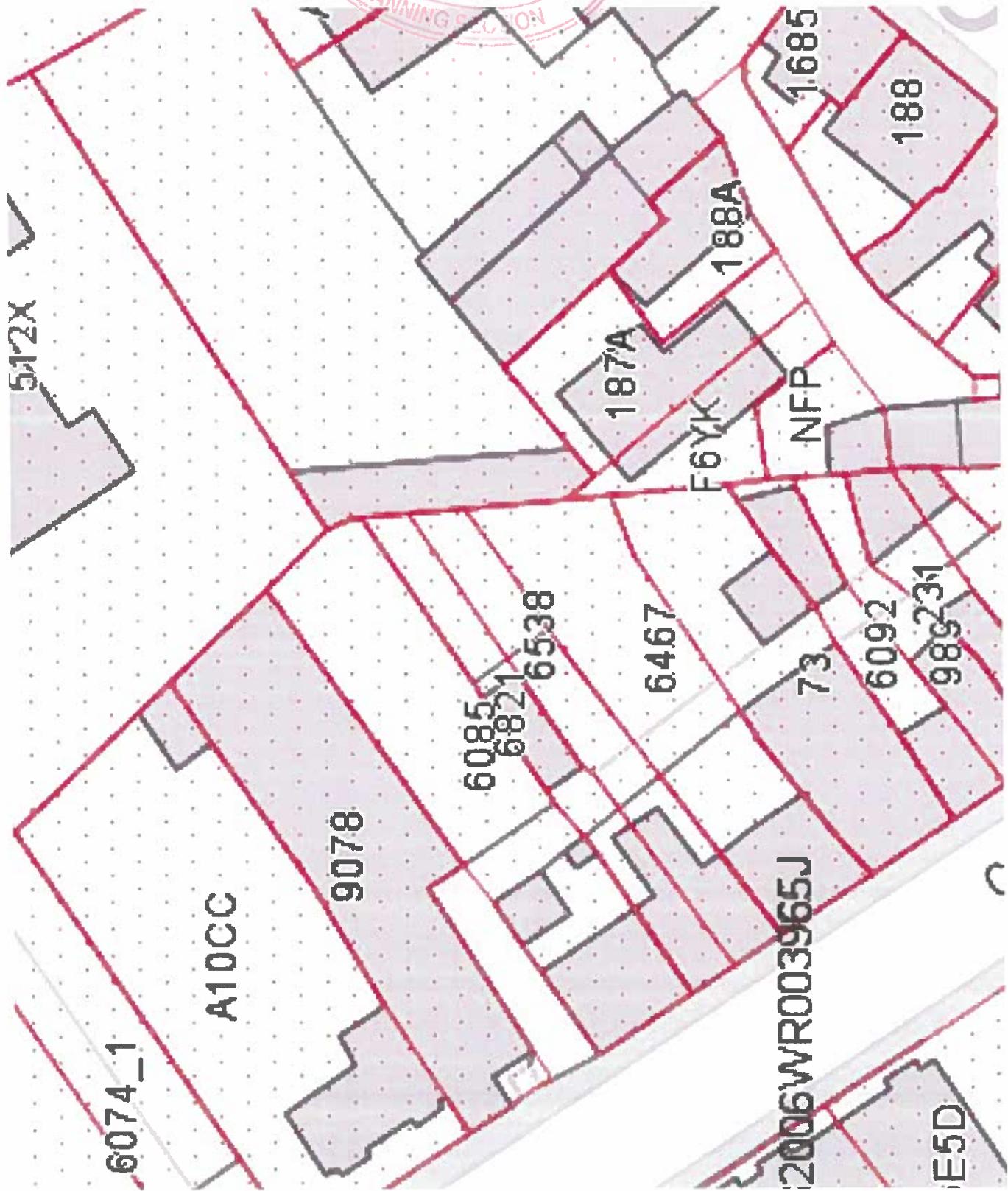


Please Note: Due to the impact of Storm Eowyn, we are currently experiencing an exceptionally high volume of emails. Please be assured that we are working diligently to action and respond to each inquiry as quickly as possible. Thank you for your patience.

We would ask in the circumstances that you do not send duplicate emails as this will slow our team down in responding.

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Sharon Kelly

From: Tommy McGarry [REDACTED]
Sent: Wednesday 10 September 2025 10:53
To: Planning Department
Subject: Section 5 Declaration Application – Cathedral Street, Ballaghaderreen (Vacant Property Refurbishment Grant)
Attachments: RCOCOCAPP.pdf; Cathedral Street Report.pdf; BISHOPS.pdf
Importance: High

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

Dear Planning Department,

Please find attached my completed Section 5 application form regarding exempted development at my property on Cathedral Street, Ballaghaderreen (Eircode: F45 TX02).

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I understand an €80 fee is payable with this application and I will arrange payment as directed.

Please confirm receipt of this email and whether any further information is required.

Kind regards,
Tommy McGarry
[REDACTED]

