

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

REGISTERED POST

David Mangan,



Reference Number: DED 955
Application Received: 18th September, 2025
Name of Applicant: David Mangan
Agent: N/A

WHEREAS a question has arisen as to whether the internal refurbishment of an existing dwelling at Brenamore, Loughglynn, Castlerea, Co. Roscommon, F45 TF90., 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.

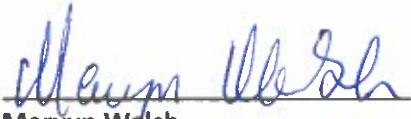
AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed works 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;
- (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 to internally refurbish an existing dwelling at Brenamore, Loughglynn, Castlerea, Co. Roscommon, F45 TF90., is development that is **exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:



Mervyn Walsh,
Administrative Officer,
Planning.

Date: 27th January, 2026

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 955
Re:	Permission for the internal refurbishment of an existing dwelling under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	David Mangan
Location of Development:	Brenamore, Loughglynn, Castlerea, Co. Roscommon, F45TF90.
Site Visit:	25 th of September 2025

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

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 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 south facing bungalow type dwelling. The subject site is accessed off a local secondary road with a speed limit of 80 km/h. The site is located c. 3.5km from Loughglynn village and c. 3.8km from Carrowbehy village. The proposed development consists of the internal refurbishment of an existing dwelling.

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 Drumalough Bog SAC (Site Code 002338) located c. 444m from the subject site.

Other Designations include Drumalough Bog PNHA (Site Code 001632) located c. 448m 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

7788/89

Development Description: Erection of bedroom, bathroom, scullery and construction of a septic tank.

Applicant: Micheal Mangan

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.

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

Site Preparation

- Remove existing floors from living/dining room, bedroom to front right and unfinished bedroom to far left.
- Strip all coverings from walls in sitting room and living room.
- Remove kitchen and block walls on each side (internal).
- Floor works: Install DPM to excavated floors, install 75mm concrete on DPM, install 100mm PIR insulation on top of sub floor & install 75mm screed on top of 10000g Polythene.

Walls and Dry lining

- Build en-suite in left side bedroom from 4x2 timber stud.
- Build en-suite in left bedroom and fit insulation.
- Dry line walls in both bedrooms, kitchen, sitting room and living room.
- Plasterboarding ceilings in these rooms also.
- Skim all dry lining and new ceilings.

Plumbing

- Run new pipe work and fit new radiators in left bedroom and en-suite.
- Adjust pipework for radiator in right bedroom
- Run new pipework for en-suite.

Electrical

- Add sockets and lighting to en-suite and bedroom.
- Adjust socket layout in kitchen.
- Adjusted pipework for kitchen

Finishes

- Install new 12mm laminate floors to sitting room, living room and both bedrooms.
- Install tile floor to kitchen.
- Install tiles to en-suite walls and floor.
- Paint all newly plastered ceilings and walls.
- Install new bespoke kitchen to include integrated d/w, f/f, 600mm and job, extractor, 800mm sink.
- New skirting boards to new floor areas.
- New doors to both bedrooms and en-suite including hardware and architraves.
- Paint new timber work.

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 has submitted an application to carry out internal refurbishment of an existing dwelling. The proposed works fall under Section 4 (1)(h) of the Planning and Development Act 2020.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; internal refurbishment of an existing dwelling as outlined above at Brenamore, Loughglynn, Castlerea, Co. Roscommon, F45TF90, 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 fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:

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

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

AND WHEREAS I have concluded that the said development for the internal refurbishment of an existing dwelling as outlined above at Brenamore, Loughglynn, Castlerea, Co. Roscommon, F45TF90, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Graduate Planner

Date: 27/01/2026


Signed:

Senior Executive Planner

Date: 27/01/2026









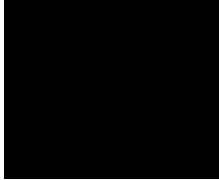




Comhairle Contae
Ros Comáin
Roscommon
County Council



David Mangan,



Date: 23rd September, 2025

Planning Reference: DED 955

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

Development: WHEREAS a question has arisen as to whether the internal refurbishment of an existing dwelling at Brenamore, Loughglynn, Castlerea, Co. Roscommon., 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. **L01/0/236806** dated 23rd September, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 955**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

23/09/2025 14 20.46

Receipt No. : L01/0/236606

DAVID MANGAN



EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED955	

Total :	80.00 EUR
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Tendered :	
Cheque	80.00
93	

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



Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: planning@roscommoncoco.ie

Roscommon County Council

Application for a Declaration under Section 5 of the

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

Name of Applicant(s)	David Mangan
Name of Agent	—
Nature of Proposed Works	ALL WORKS ARE INTERNAL
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Brenamore, loughglynn Castlereagh Co - Roscommon
Floor Area: a) Existing Structure b) Proposed Structure	a) 147.5 m ² b) 147.5 m ²
Height above ground level:	N/A
Total area of private open space remaining after completion of this development	N/A
Roofing Material (Slates, Tiles, other) (Specify)	N/A

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	N/A
Is proposed works located at front/rear/side of existing house.	N/A
Has an application been made previously for this site	NO
If yes give ref. number (include full details of existing extension, if any)	—
Existing use of land or structure	Dwelling House
Proposed use of land or structure	Dwelling house
Distance of proposed building line from edge of roadway	—
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:

David Meyer

Date:

18/1/25

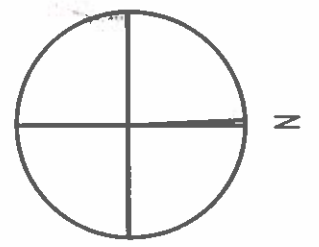
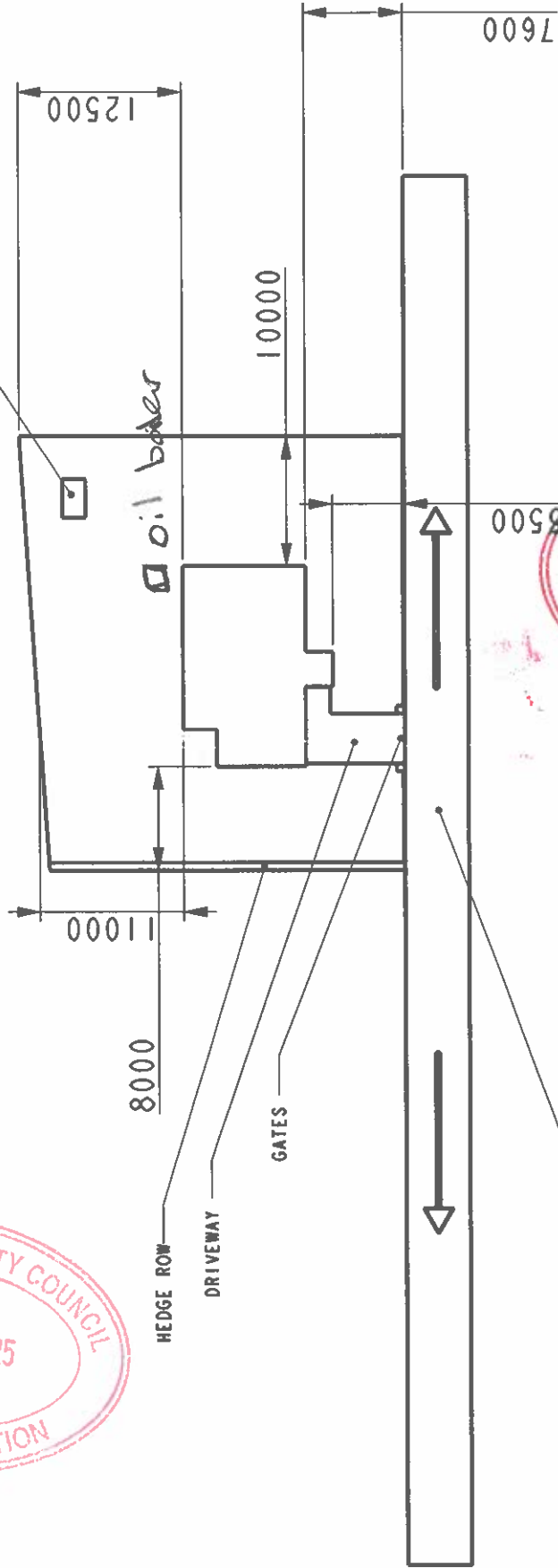
Note: This application must be accompanied by: -

- (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





SPECTIC TANK



PROJECT	DM PLAN	DATE	10/07/25
CLIENT	DAVID MANGAN	SCALE	1:500
DRAWING NAME	DAVID MANGAN		

560680 mE, 785420 mN



Folio: RN10084

This map should be read in conjunction with the folio.

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

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.

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(centre-line of 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

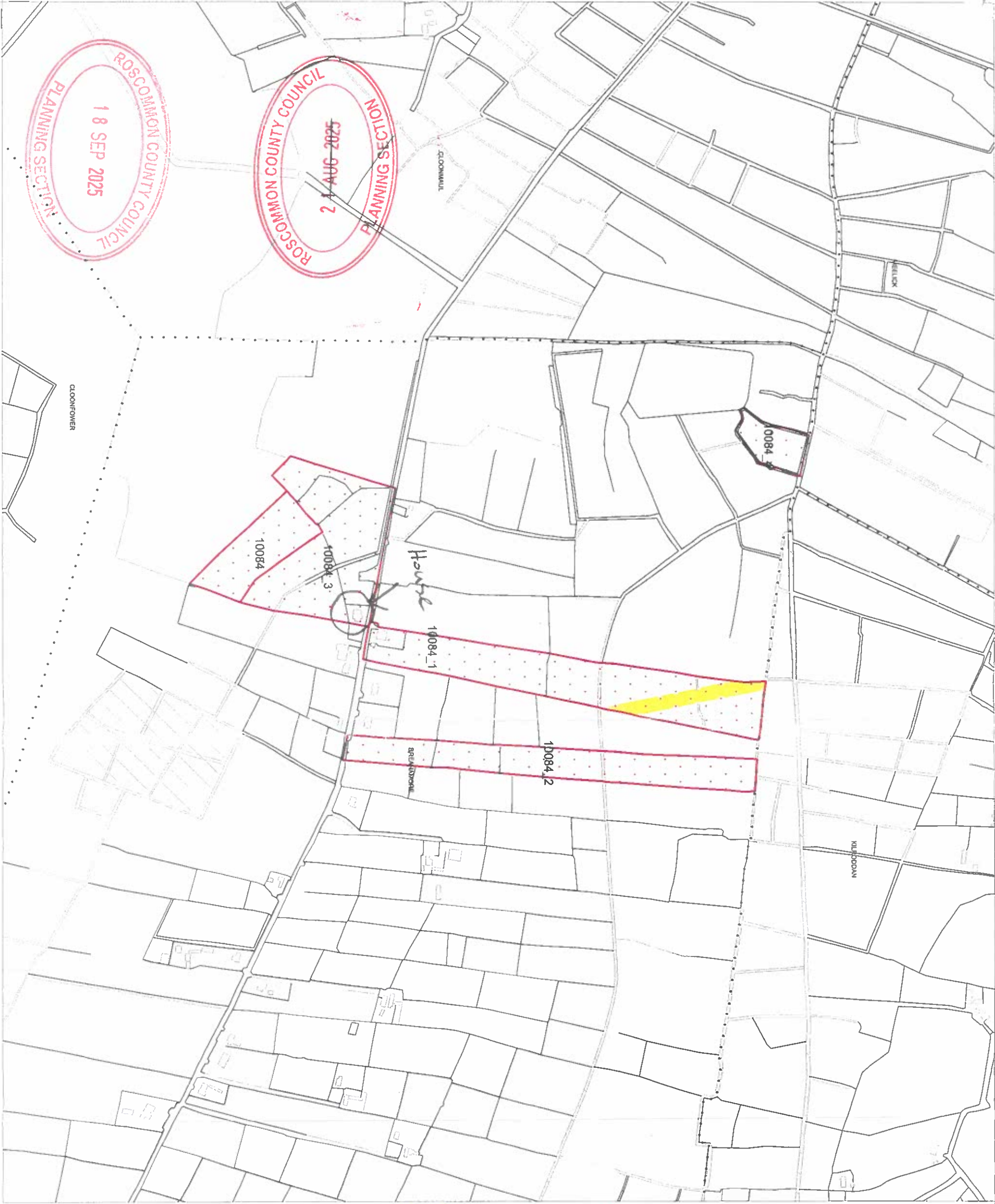


A full list of burdens and their symbology can be found at: www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system.

The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ 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.

1:5000 Scale



Official Tailte Éireann Registration Map

This map should be read in conjunction with the folio.

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

(negative-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

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

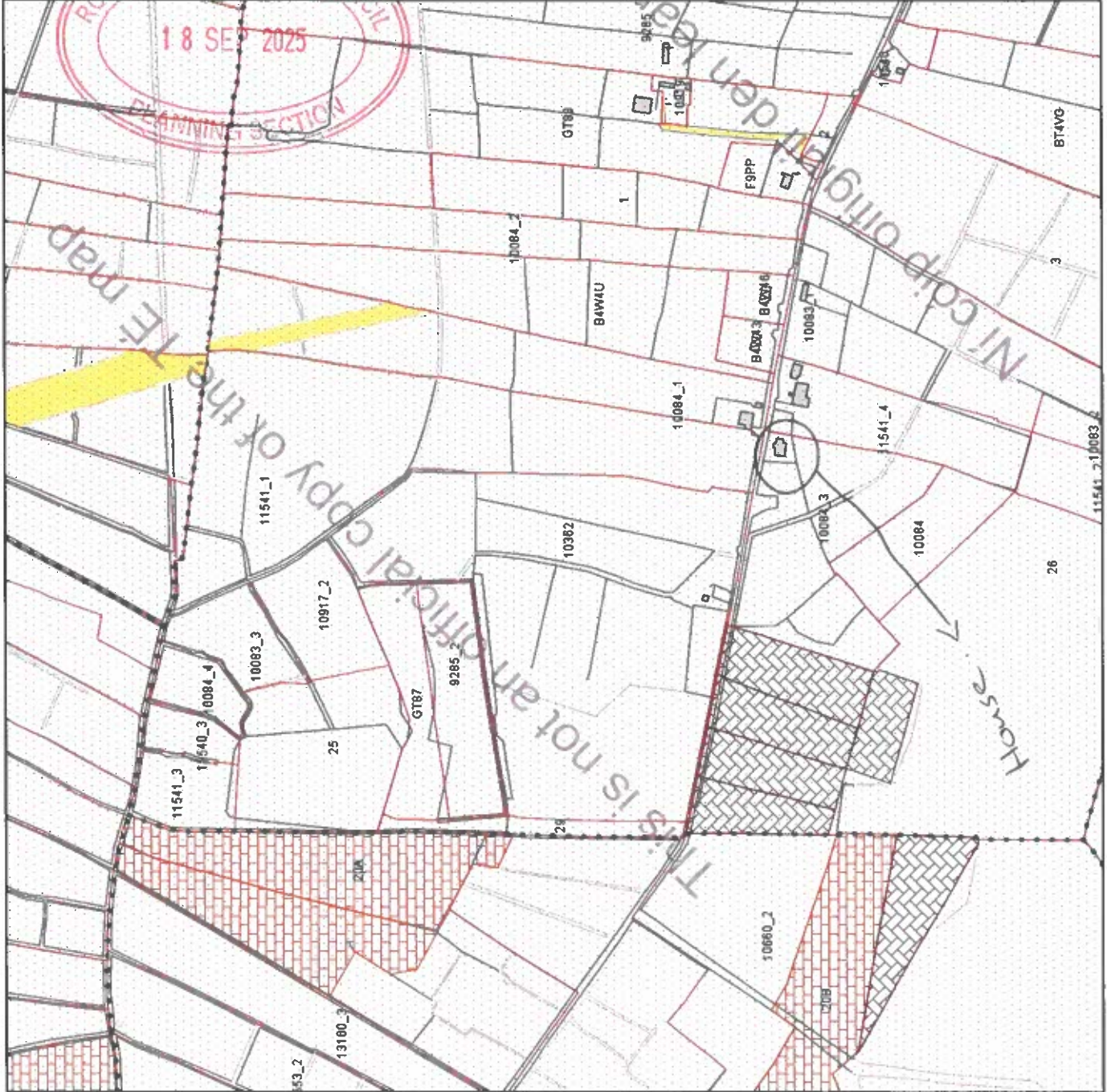
Burdens (may not all be represented on map)

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

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

Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ 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.



03/05/2025

PROJECT. Works

SITE PREPARATION

Making and keeping workplace safe and tidy

Remove existing floors from living/dining room, bedroom to front right and unfinished bedroom to the far left.

Strip all coverings from walls in sitting room and living room

Remove kitchen and block walls on each side (inside).



Floor works (substructure)

Install DPM to excavated floors

Install 75mm concrete on DPM

Install 100mm PIR insulation on top of sub floor

Install 75mm screed on top of 1000g Polythene

Walls and dry lining (superstructure)

Build en-suite in left side bedroom from 4x2 timber stud

Level ceiling in the the left bedroom and fit insulation

Dry line walls in both bedrooms, kitchen, sitting room and living room.

Plasterboarding ceilings in these rooms also

Skim all dry lining and new ceilings

Plumbing

Run new pipe work and fit new radiators in left bedroom and en-suite

Adjust pipe work for radiator in right bedroom

Run new pipe work for en-suite

Electrical

Add sockets and lighting to en-suite and bedroom

Adjust socket layout in kitchen

Adjusted pipe work for kitchen





Finishes

Install new 12mm laminate floors to sitting room, living room and both bedrooms

Install tile floor to kitchen

Install tiles to en-suite walls and floor

Paint all newly plastered ceilings and walls

Install new bespoke kitchen to include integrated d/w, f/f, 600mm oven and hob, extractor, 800mm sink.

New skirting boards to new floor areas

New doors to both bedrooms and en-suite including hardware and architraves

Paint new timber work



