

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

REGISTERED POST

Christopher McKenna,



Reference Number: DED 958
Application Received: 19th September, 2025
Name of Applicant: Christopher McKenna
Agent: Rathcroghan Designs

WHEREAS a question has arisen as to whether the refurbishment of an existing dwelling at 19 Erris Bay, Boyle, Co. Roscommon, F52 PX64, 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.

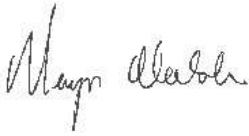
AND WHEREAS Roscommon County Council has concluded that:

- (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 refurbish an existing dwelling at 19 Erris Bay, Boyle, Co. Roscommon, F52 PX64, 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 Department.

Date: 30th January, 2026

c.c. agent via email: Rathcroghan Designs
rathcroghandesigns@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 Coimisiún Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

ADVICE NOTE

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

Carmel Curley

From: Carmel Curley
Sent: Friday 30 January 2026 14:31
To: [REDACTED]
Cc: Martin Dowd
Subject: DED 958 - Notification of Determination
Attachments: DED 958 Notification of Determination.pdf

A Chara,

Please find attached Notification of Determination for the Section 5 Declaration of Exempted Development Application – DED 958.

Mise le meas,

Carmel

Carmel Curley, Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
☎: (090) 6637100

✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie

MAP LOCATION



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

Reference Number:	DED 958
Re:	Permission for the refurbishment of existing dwelling under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Christopher McKenna
Location of Development:	19 Erris Bay, Boyle, Co. Roscommon, F52 PX64.
Site Visit:	9 th of October 2025

WHEREAS a question has arisen as to whether the following works for the refurbishment of 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 north facing detached two storey dwelling located in Erris Bay housing estate northeast of Boyle town. The subject site is situated c. 1.4km from the town core of Boyle. The site is accessed off the L-10202 Local Tertiary Road which traverses the N4 National Road. The proposed development consists of the refurbishment of 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 Lough Arrow SAC (Site Code 001673) located c. 5.8km from subject site.

Other Designations include Drum Bridge (Lough Key) PNHA (Site Code 001631) located c. 255m 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/99/780

Development Description: 24 no. houses together with associated site works and services

Applicant: Sally Oaks Ltd.

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.

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

External Windows and Doors

- Existing windows and doors to be replaced with new white UPC double glazed windows and doors to match existing.

Kitchen

- Existing kitchen units to be replaced with new kitchen units.

Floor Coverings

- Existing floor coverings to be removed and replaced with new carpets, floor tiles and timber flooring.

Internal Joinery

- New internal doors skirting and architrave to be fitted throughout the dwelling.

Painting

- All external walls, internal walls and ceilings to be newly painted.

Site Works

- Existing driveway to be cleaned and tidied. Lawn and garden area to be cleared of any overgrown plants.

External Works

- The proposed works do not involve any new construction work such as extensions, porches etc. and the footprint of the dwelling will remain unchanged following the proposed works.

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 located north of Boyle Town. The proposed works fall under Section 4 (1)(h) of the Planning and Development Act 2020. No external works are proposed to the existing house that will render the existing inconsistent with surrounding dwellings.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; for the refurbishment of existing dwelling as outlined above at 19 Erris Bay, Boyle, Co. Roscommon, F52 PX64, 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 refurbishment of existing dwelling as outlined above at 19 Erris Bay, Boyle, Co. Roscommon, F52 PX64, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: 
Graduate Planner

Date: 29/01/2026

Signed: 
Senior Executive Planner

Date: 29/01/2026













Comhairle Contae
Ros Comáin
Roscommon
County Council



Christopher McKenna,



Date: 14th October, 2025
Planning Reference: DED 958

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 refurbishment of an existing dwelling at 19 Erris Bay, Boyle, Co. Roscommon, F52 PX64, 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 19th 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. **L01/0/237045** dated 8th October, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 958**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

cc agent via email: **Rathcroghan Designs Ltd**
rathcroghandesigns@gmail.com

Roscommon County Council
Aras an Chontae
Roscommon
09068 37100

08/10/2025 09.55 03

Receipt No. : L01/0/237045

CHRISTOPHER MCKENNA
[REDACTED]

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	
DED 958	

Total : 80 00 EUR

Tendered :
Credit/Debit Card
8657 80 00

Change : 0 00

Issued By : Aine McDermott
From : Central Cash Office

Carmel Curley

From: Carmel Curley
Sent: Tuesday 14 October 2025 14:54
To: Martin Dowd
Subject: DED 958 - Christopher McKenna
Attachments: DED 958 - Ack letter & receipt.pdf

Hi Martin,

Please find attached Acknowledgement Letter & Receipt for the Section 5 Exempted Development Application submitted for Christopher McKenna – DED 958.

Regards,

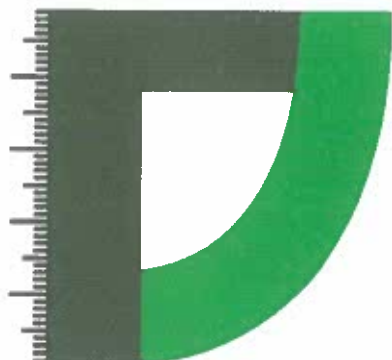
Carmel

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





Rathcroghan Designs

Building and Planning Consultant

Ballyconboy, Ballinagare

Castlerea, Co. Roscommon

Ph: 0862328484

Email: rathcroghandesigns@gmail.com

19th Sept 2025

*Planning Dept
Roscommon Co Co
Aras An Chontae
Roscommon*



Re – Exempted Development and Associated fee

Dear Sir/Madam,

Please find enclosed Exempted Development application for my client Ms.
Christopher McKenna, No 19 Erris Bay, Boyle, Co Roscommon

I would greatly appreciate it if you could please contact me on 086 2328484, for card details in respect to payment of Exempted Development fee of €80.

Best Regards

**Martin Dowd AssocSCSI, Bsc Construction Management
Rathcroghan Designs, Building and Planning Consultant**



Comhairle Contae
Ros Comáin
Roscommon
County Council



Aras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: planning@roscommoncoco.ie

Roscommon County Council

Application for a Declaration under Section 5 of the

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

Name of Applicant(s)	CHRISTOPHER McKENNA
Name of Agent	MARTIN POWD C/O RATHCROGHAN DESIGNS LTD
Nature of Proposed Works	REFURBISHMENT OF EXISTING DWELLING.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	19. ERRIS BAY BOYLE, Co. ROSCOMMON F52 PX64
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>226 m²</u> b) <u>—</u>
Height above ground level:	7.27 m
Total area of private open space remaining after completion of this development	512 m ²
Roofing Material (Slates, Tiles, other) (Specify)	SLATE

Roscommon County Council

Application for a Declaration under Section 5 of the



Proposed external walling (plaster, stonework, brick or other finish, giving colour)	PLASTER
Is proposed works located at front/rear/side of existing house.	N/A.
Has an application been made previously for this site	PD/99/780 YES
If yes give ref. number (include full details of existing extension, if any)	PD/99/780
Existing use of land or structure	PRIVATE DWELLING
Proposed use of land or structure	PRIVATE DWELLING.
Distance of proposed building line from edge of roadway	EXISTING - 22.3m
Does the proposed development involve the provision of a piped water supply	EXISTING CONNECTION / PUBLIC SERVICE
Does the proposed development involve the provision of sanitary facilities	EXISTING CONNECTION / PUBLIC SERVICE

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

Signature: Martin [Signature]

Date: 19/9/25

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

Planning Pack Map

Prepared By: Martin Dowd Rathcroghan Designs,
Ballinagare, Castlereagh, Co. Roscommon



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Éireann

CENTRE
COORDINATES:
ITM 581700.903446

PUBLISHED: 03/09/2025 ORDER NO.: 5048392_1

MAP SERIES: 1:5,000 1740
1:2,500 1740-A

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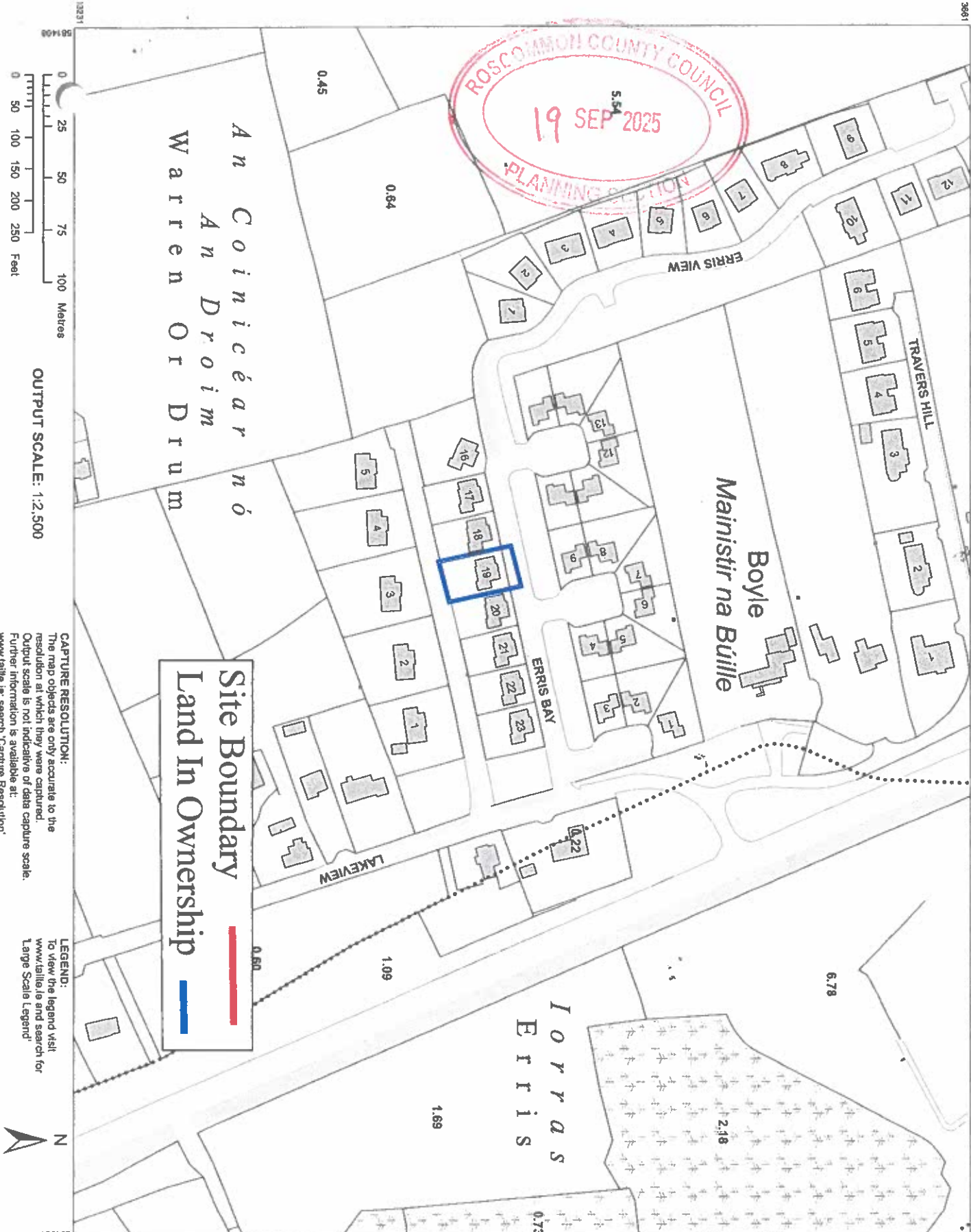
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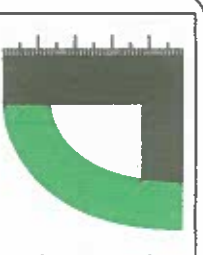
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**Rathcroghan
Designs**
Building and Planning Consultants
Rathcroghan, Rathfriland,
County Wick, Ireland
Email: rathcroghan@rathcroghan.ie
www.rathcroghan.ie

Client
**Christopher
McKenna**

Title Site Layout		
Scale: 1:500 UNLESS NOTED	Sheet	Drawg. No.
Drawn: MARTIN DDWD	1 OF 1	25-232
Date: 01-09-2025		

Legend






Site Boundary

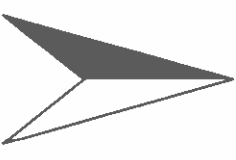
Existing Dwelling to be refurbished

Neighbouring Dwellings

Effluent Sewer

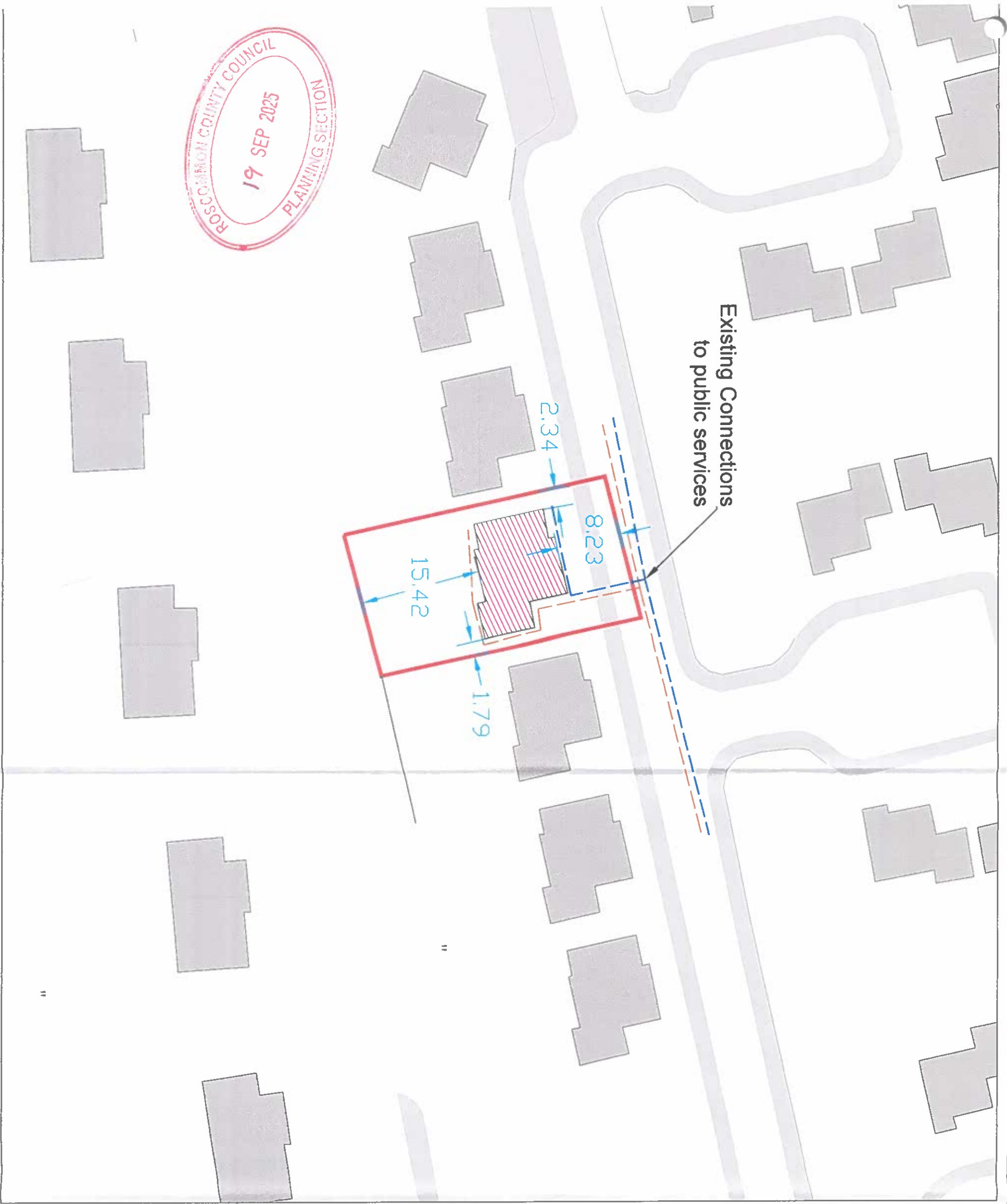
Storm Sewer



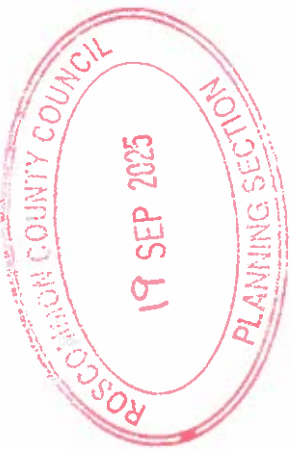


N

Site Area 0.064Ha



ROSCOMMON COUNTY COUNCIL
19 SEP 2025
PLANNING SECTION



Existing Dwelling
The existing dwelling was granted planning permission under PD/99/780 on the 12/01/2000

Proposed Works
The following are the proposed work

External windows and doors

Existing windows and doors to be replaced with new white Upc double glazed windows and doors to match existing

Kitchen

Existing Kitchen nits to be replaced with new kitchen units

Floor covering

Existing floor coverings to be removed and replaced with new carpets, floor tiles and timber flooring

Internal Joinery

New internal doors skirting and architrave to be fitted throughout the dwelling

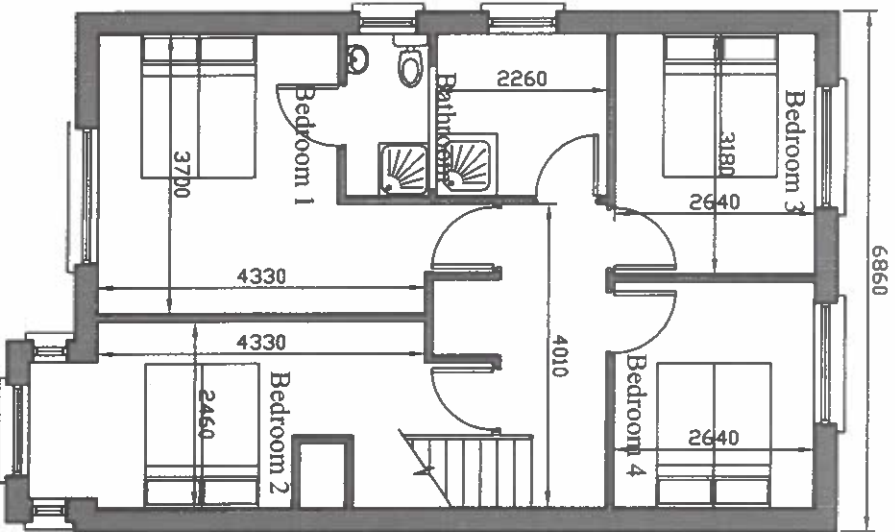
Painting

All external walls, internal walls and ceilings to be newly painted

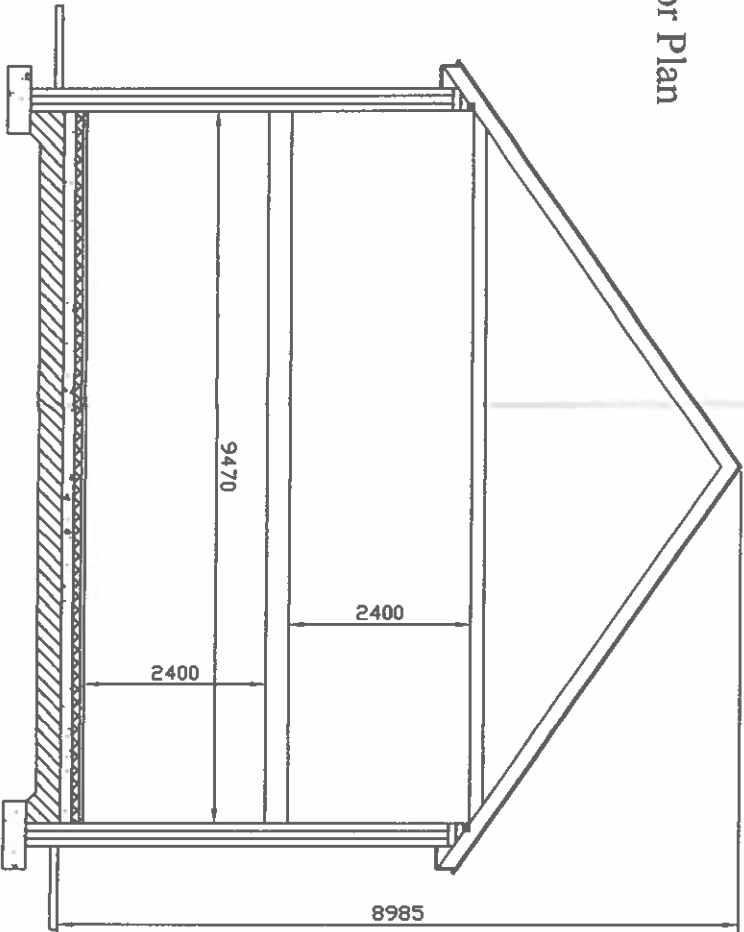
Site Works

Existing driveway to be cleaned and tidied. Lawn and garden area to be cleared of any overgrown plants

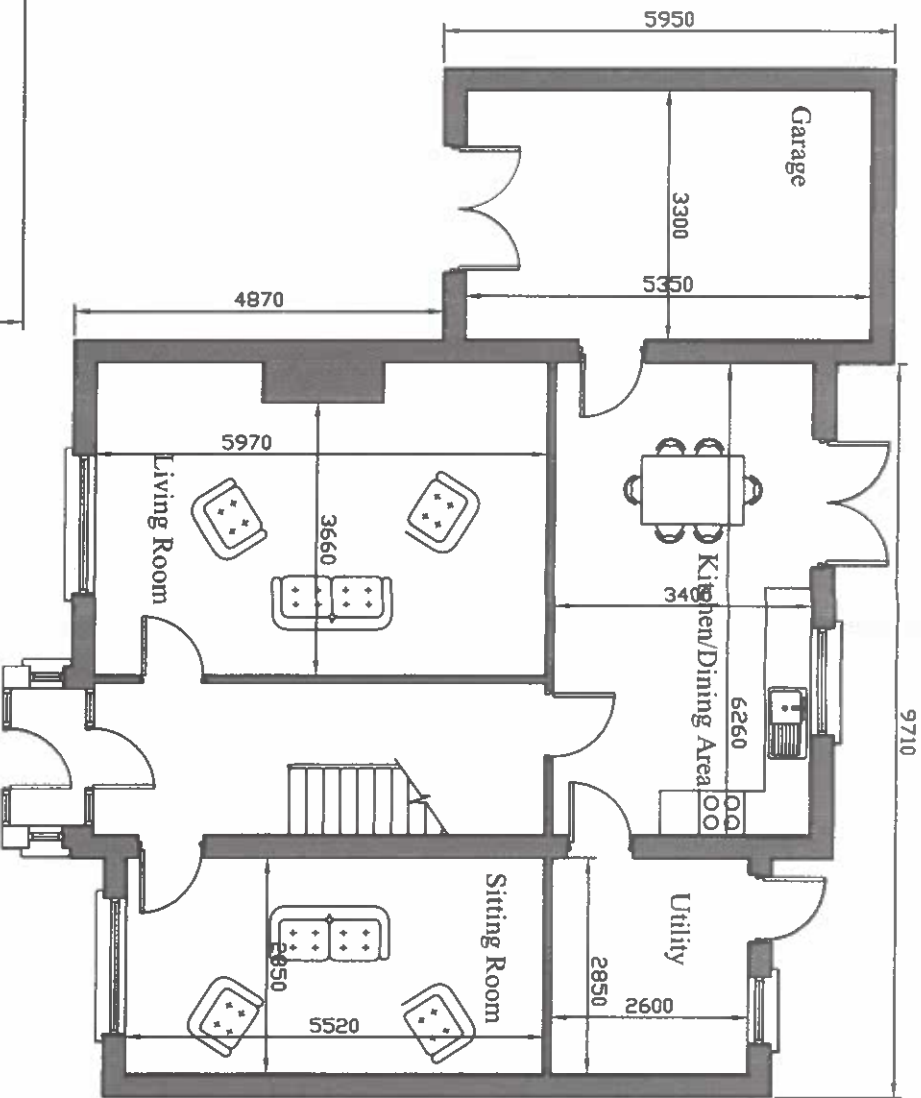
N.B The proposed works do not involve any new construction work such as extensions porches etc and the footprint of the dwelling will remain unchanged following the proposed works



First Floor Plan



Sectional Elevation



Ground Floor Plan



**Rathcroghan
Designs**
Building and Planning Consultants
Rathcroghan, Rathfriland,
County Wick, Ireland
Tel: 052 2322222
Email: rathcroghan@rathcroghan.ie

Client
**Christopher
McKenna**

Title
**Existing Dwelling to be
refurbished**

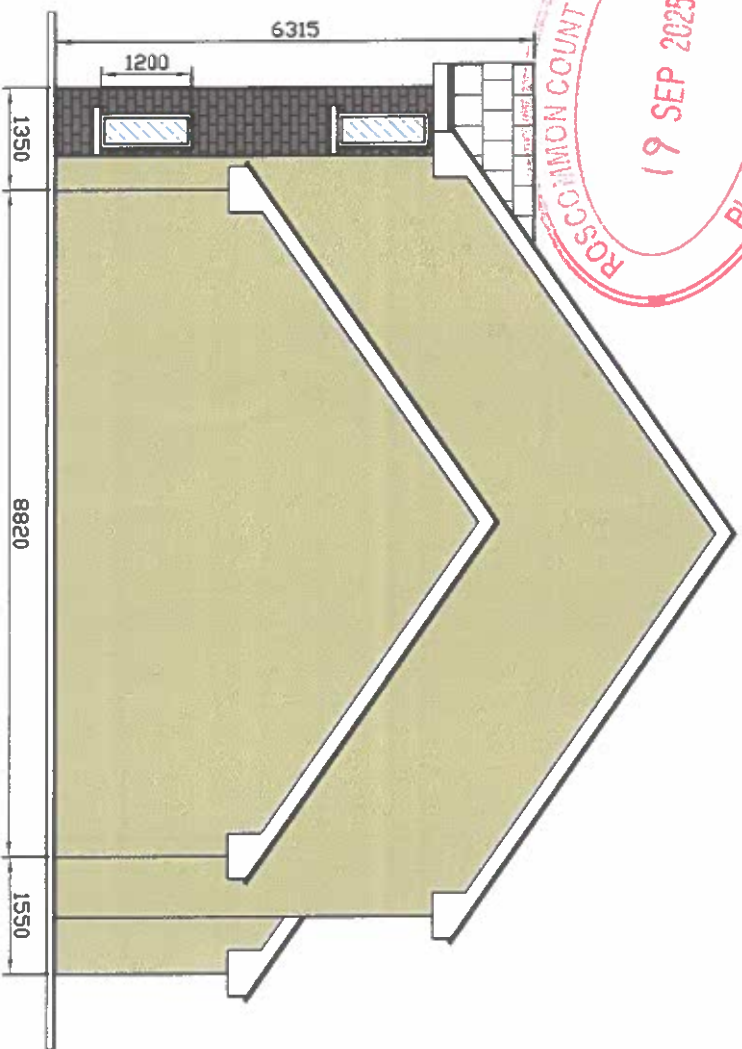
Scale: **NOT UNLESS NOTED**
Drawn: **MARTIN DUNN**
Date: **21-8-2025**

Sheet
2 OF 2

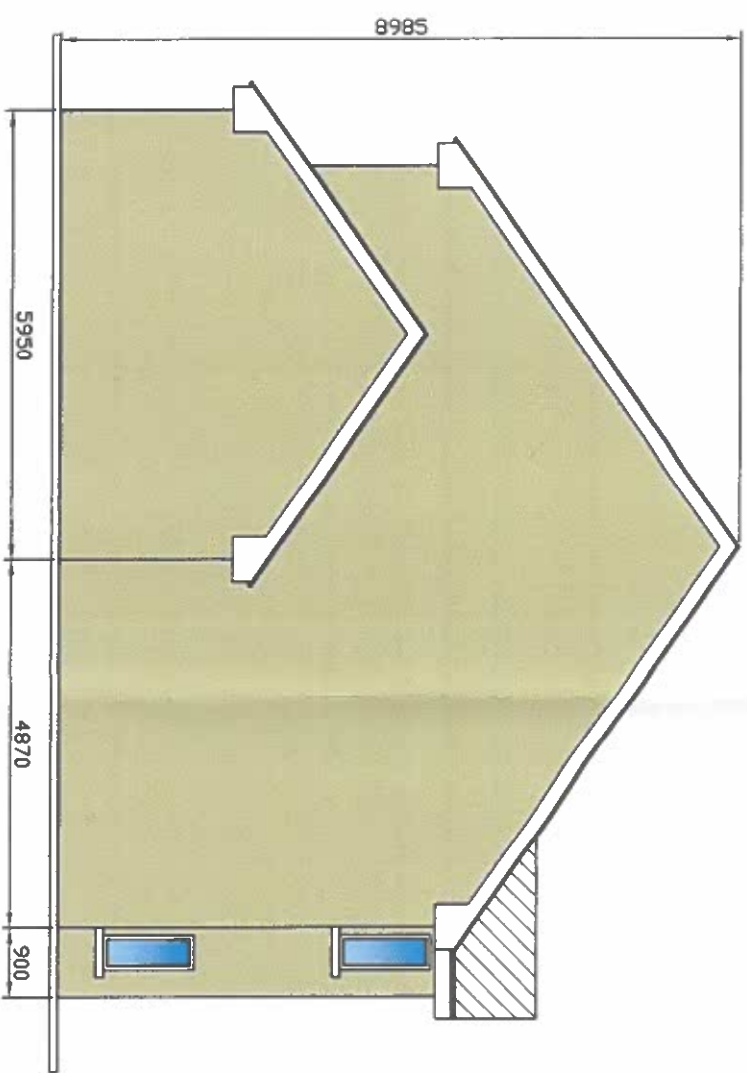
Dwg. No.
25-231



Front Elevation



Side Elevation



End Elevation



Rear Elevation



**Rathcroghan
Designs**
Building and Planning Consultant
Rathcroghan, Rathfriland
Co. Roscommon
PH: 083233444
Email: rathcroghan@rathcroghan.ie

Client
**Christopher
McKenna**

Title
**Existing Dwelling to be
Refurbished**

Scale: 1/4" = 1'-0"
Drawn: MARTIN DUNN
Date: 21-8-2025

Sheet
1 OF 2

Dwg No.
25-231