

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

REGISTERED POST

Laura Mannion,



Reference Number: DED 961
Application Received: 1st October, 2025
Name of Applicant: Laura Mannion
Agent: James Lohan Consulting Engineer Ltd

WHEREAS a question has arisen as to whether the refurbishment of a derelict house at Curry, Brideswell, Co. Roscommon, N37 VE04., 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 a derelict house at Curry, Brideswell, Co. Roscommon, N37 VE04., 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

cc agent via email: James Lohan Consulting Engineer Ltd
james@jlce.ie

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: Tuesday 27 January 2026 16:13
To: [REDACTED]
Cc: James Lohan; Camila Zen
Subject: DED961 - Notification of Determination
Attachments: DED961 - Notification of Determination.pdf

A Chara,

Please find attached Notification of Determination for your Section 5 Declaration of Exempted Development Application – DED961.

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 961
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the refurbishment of a derelict house.
Name of Applicant:	Laura Mannion
Location of Development:	Curry, Brideswell, Co. Roscommon, N37 VE04.
Site Visit:	13 th October 2025

WHEREAS a question has arisen as to whether the following works for the refurbishment of a derelict house 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 single storey dwelling in the townland of Curry, Brideswell. The subject site is located along the L-7540 Local Secondary Road. The site is situated c. 4.5km east of Brideswell village and c. 3km southwest of Curraghboy village.

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 Croan Turlough SAC (Site Code 000610) located c 1.9km from the subject site.

Other Designations include Feacle Turlough PNHA (Site Code 001634) located c. 3.2km 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 668

Development Description: Erection of a front wall of dwelling.

Applicant: Mr. H. O' Brien

Decision: Granted

DED 743

Development Description: Permission to refurbish derelict house and construct extension.

Applicant: Laura Mannion

Decision: Not Exempt

DED 800

Development Description: Permission to refurbish derelict house works including 1) strip out walls, floors & ceilings; 2) install new ceiling joists, internal stud works, plasterboard & skim; 3) re-wire the entire property; 4) re-plumb the entire property; 5) install new uPVC windows and doors; 6) re-slate the roof; 7) second fix carpentry and paint and decorate internally; 8) construct a 39.5sq.m. extension for a new kitchen and dining room; 9) upgrade plumbing/heating system; 10) upgrade electrical systems; 11) install new floors.

Applicant: Laura Mannion

Decision: Split Decision (extension – not exempt, internal refurbishment – exempt)

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.

Assessment

In accordance with the Planning and Development Act, 2000, as amended Section 3. (1) development is defined as the following: "In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....". It is considered that said works constitute development, as defined in Section 3 of the said Act.

Extent of Works

- Strip out existing walls, floors, and ceilings.

- Install new structure, insulation, plasterboard and finishes.
- Upgrade all electrical and plumbing systems.
- Install new UPVC windows and doors.
- Re-slate roof.
- Complete internal carpentry, finishes, painting and decoration.
- Provide new sliding door to rear elevation.
- Install 2 no. roof lights on side elevation and 1 no. roof light on rear elevation.

These works have considered in the context of Section 4 (1)(h) of the Act, consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. The proposed works are deemed an exempt development.

Having reviewed the recent planning history of the subject site, DEDs submitted in recent years by the same applicant with both applications including an extension to the existing dwelling. The proposed extension was deemed not exempt in both applications and there was a split decision in the more recent application that deemed internal refurbishments as exempt and the proposed extension to the dwelling as not exempt for two reasons.

The applicant on this occasion is proposing internal refurbishment of the dwelling to avail of the Croí Cónaithe grant scheme as referred to in the application submitted. Having reviewed the extent of the works to be carried out to the existing dwelling, the proposed works fall within under Section 4 (1)(h) of the Planning and Development Act 2000 and is exempted development.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; for the refurbishment of a derelict house as outlined above at Curry, Brideswell, Co. Roscommon, N37 VE04, 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 an existing dwelling as outlined above at Curry, Brideswell, Co. Roscommon, N37 VE04, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: 
Graduate Planner

Date: 27/01/2025

Signed: 
Senior Executive Planner

Date: 27/01/2026













Comhairle Contae
Ros Comáin
Roscommon
County Council



Laura Mannion,

Date: 2nd October, 2025
Planning Reference: DED 961

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 a derelict house at Curry, Brideswell, Co. Roscommon, N37 VE04, 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 1st October, 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. L01/0/236955 dated 2nd October, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 961**
This should be quoted in all correspondence and telephone queries.

Mise le meas,


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

cc agent via email: James Lohan Consulting Engineers Ltd
james@jlce.ie

Roscommon County Council
Aras an Chontae
Roscommon
09086 37100

02/10/2025 11:49:48

Receipt No. : L01/0/236955

LAURA MANNION
C/O JAMES LOHAN CONSULTING ENGINEERS LTD
UNIT 6, BALLYPHEASON HOUSE
CIRCULAR RD
ROSCOMMON

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED961	

Total :	80.00 EUR
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Tendered :	
Cheque	80.00
500423	

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

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

Detailed Specification Of The Development Proposed

Ref: Laura Mannion for Property at Curry, Brideswell, Co. Roscommon N37 VE04

The property is being stripped back to its original walls and will be renovated and put back into use as it was originally a three-bed dwelling house:

1. Strip out existing walls, floors, and ceilings.
2. Install new structure, insulation, plasterboard and finishes.
3. Upgrade all electrical and plumbing systems.
4. Install new UPVC windows and doors.
5. Re-slate roof.
6. Complete internal carpentry, finishes, painting and decoration.
7. Provide new sliding door to rear elevation.
8. Install 2 no. roof lights on side elevation and 1 no. roof light on rear elevation

Kind Regards



Camila Zen

29/09/2025

**James Lohan Consulting Engineer Ltd,
Unit 5, Ballypheason House, Circular Road
Roscommon F42 C982**





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)	Laura Mannion
Name of Agent	James Lohan Consulting Engineers Ltd, Unit 6, Ballypheason house, Circular road, Roscommon
Nature of Proposed Works	Refurbish derelict house in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Croí Cónaithe Towns Fund
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	CURRY, BRIDESWELL, CO. ROSCOMMON N37 VE04 O.S No. 2962 XY: 590000, 746673 Townland Curry
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>99.0Sqm</u>
Height above ground level:	Floor level- between 300mm – 350 mm above ground level (Ridge height existing 5397mm above ground level)
Total area of private open space remaining after completion of this development	0.165 Hectares
Roofing Material (Slates, Tiles, other) (Specify)	Existing Slates to roof

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Map Plaster to match existing
Is proposed works located at front/rear/side of existing house.	Provide new sliding door to rear elevation. Install 2 no. roof lights on side elevation and 1 no. roof light on rear elevation
Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	N/A
Existing use of land or structure	Existing Dwelling House
Proposed use of land or structure	Refurbish House to be lived in by applicants
Distance of proposed building line from edge of roadway	Existing -23.77 from edge of existing road
Does the proposed development involve the provision of a piped water supply	Existing water mains
Does the proposed development involve the provision of sanitary facilities	Existing Septic Tank and Percolation area

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

Signature: Alan LA 20

Date: 29/10/2020

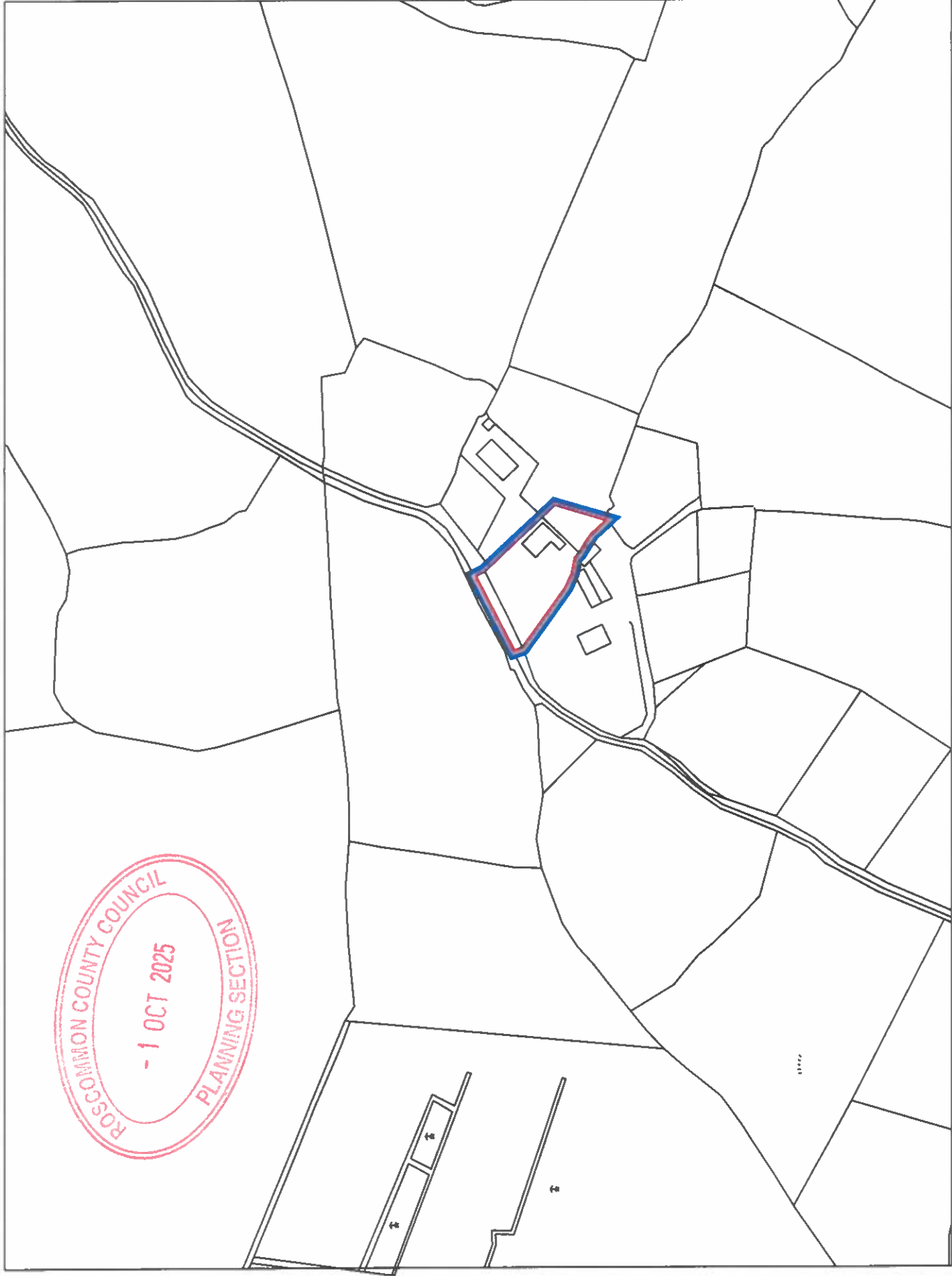
Note: This application must be accompanied by: -

- (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



189716, 246894

190301, 246894



SITE ADDRESS:
CURRY,
BRIDESWELL,
CO. ROSCOMMON

LEGEND

- SITE AREA OUTLINED IN RED
= 0.165 HECTARES
- LAND HOLDING OUTLINED IN BLUE

OS MAPS: 2962



SITE LOCATION MAP

1:2500

NATIONAL MAPPING DIVISION OF IRELAND
CYAL50358888
COPYRIGHT LICENCE



**EXEMPT
DEVELOPMENT**

DO NOT SCALE FROM THIS DRAWING AS ONLY FROM INQUIRED DIMENSIONS
ALL LENGTHS AND DIMENSIONS TO BE REPORTED TO THE ARCHITECT
THIS DRAWING TO BE READ IN CONJUNCTION WITH PRELIMINARY CONSULTANT'S DRAWINGS

DATE	STA	DATE	REV
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18/10/2024	3	18/10/2024	3
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Unit 5 Ballypheehouse House
Circular Road,
Roscommon F42 C982.

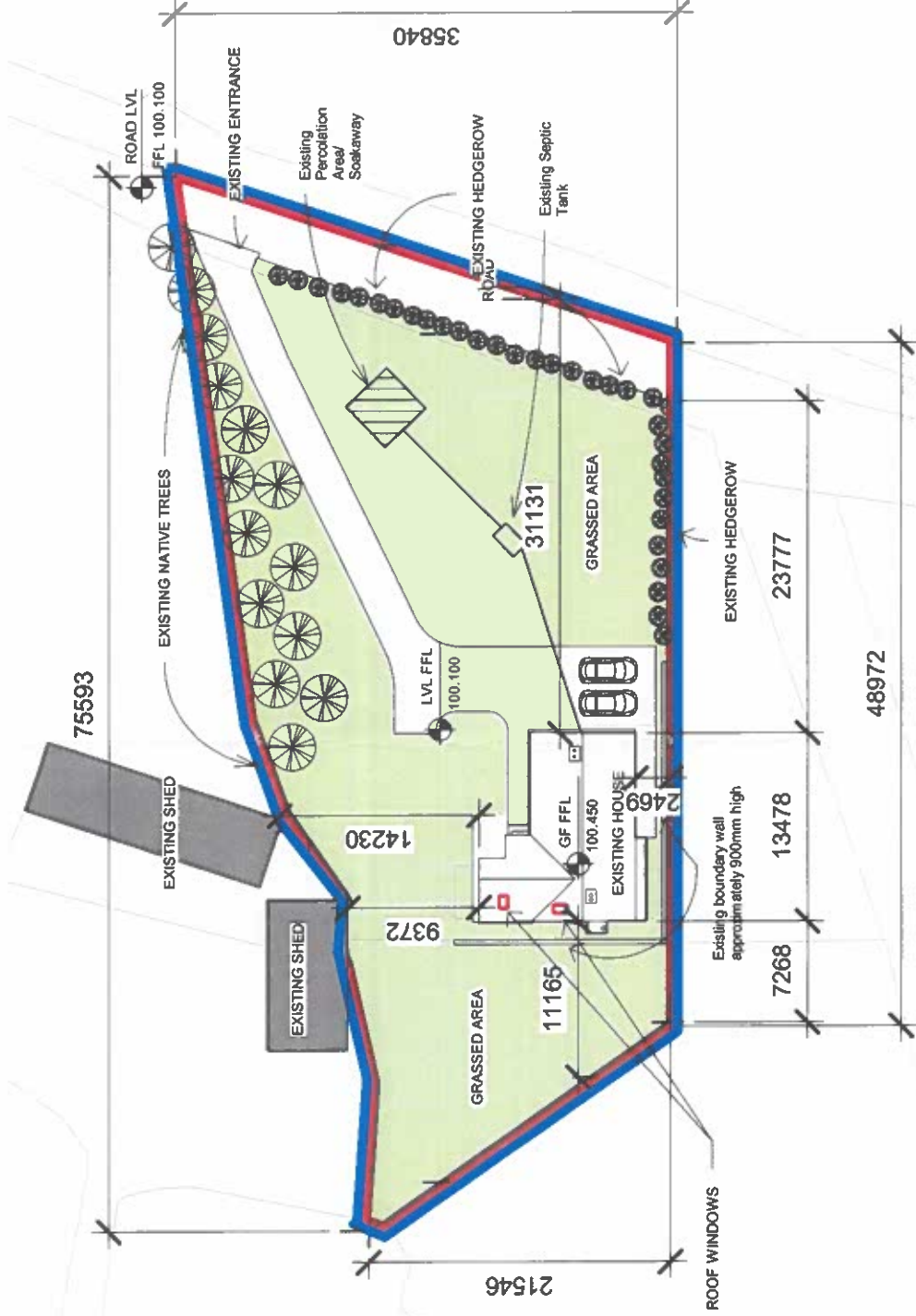
James Lohan
Planning & Design Consulting Engineers

CLIENT LARRY WATSON	JOB NO 24	DATE 20/10/2024
PROJECT SITING	DRAWING NO 007	FILE NO 12500
SITE LOCATION MAP		

LEGEND

SITE BOUNDARY OUTLINED IN RED (0.165 HECTARES)

LAND HOLDINGS OUTLINED IN BLUE

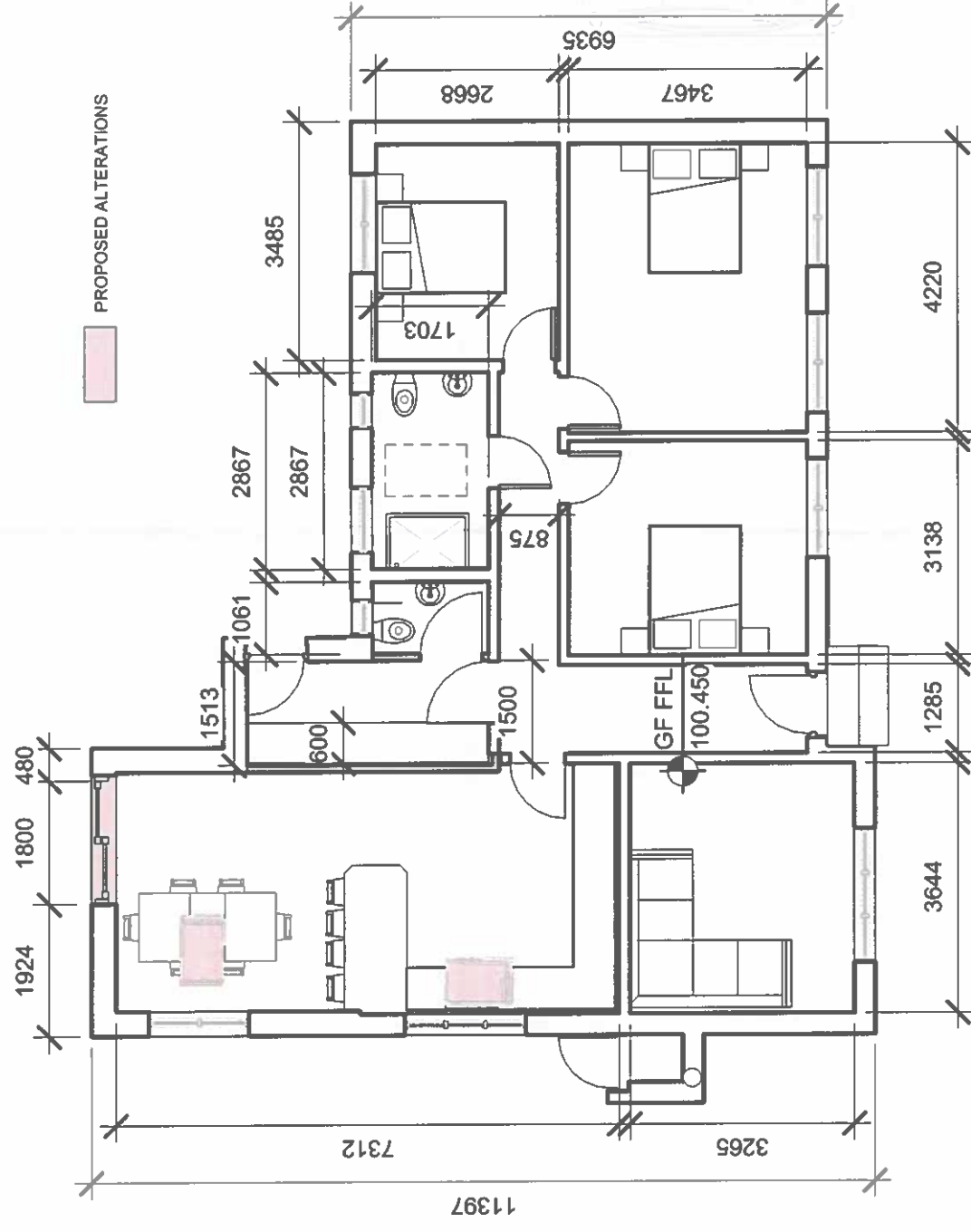


1 Site Layout Plan
1 : 500

EXEMPT DEVELOPMENT

James Lohan Civil Engineering Architectural Design Survey		Unit 5 Cathleen House, Circular Road, Roscommon T42C882	E-mail: jlohan@jlohan.ie Tel: (086) 863435
CLIENT Laura Mullan Curry, Briewell, Co. Roscommon N37 VE04	JOB No EXEMPT DEVELOPMENT DRAWING Site Layout	JOB No 24-200 ORG No 001	DATE 07/09/2025 REV DESIGNED BY CZEN
SITE Curry, Briewell, Co. Roscommon N37 VE04		SCALE As Indicated 1:500	

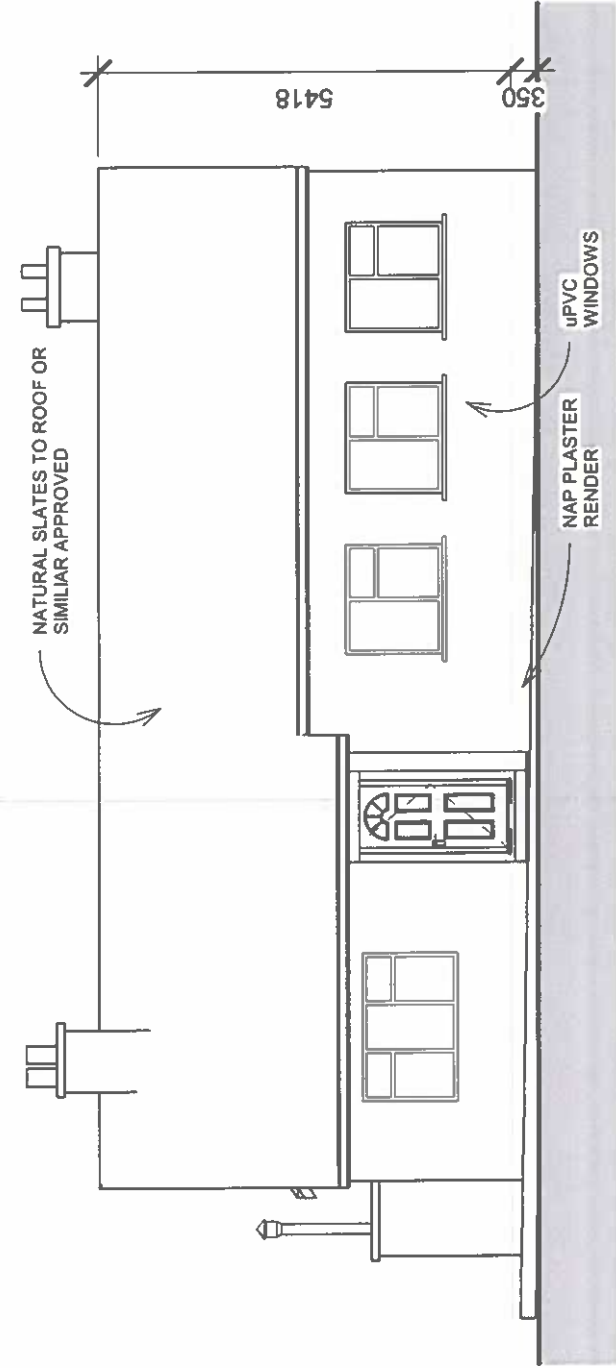
GROUND FLOOR AREA : 99.00m2



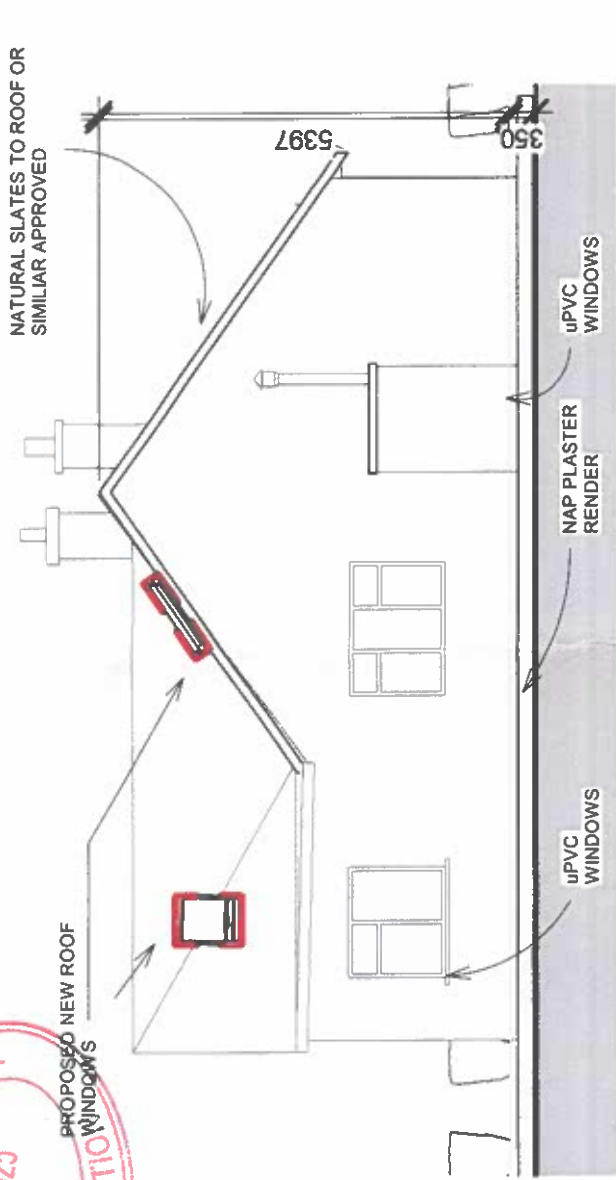
1 01-Proposed Ground Floor Plan
1 : 100



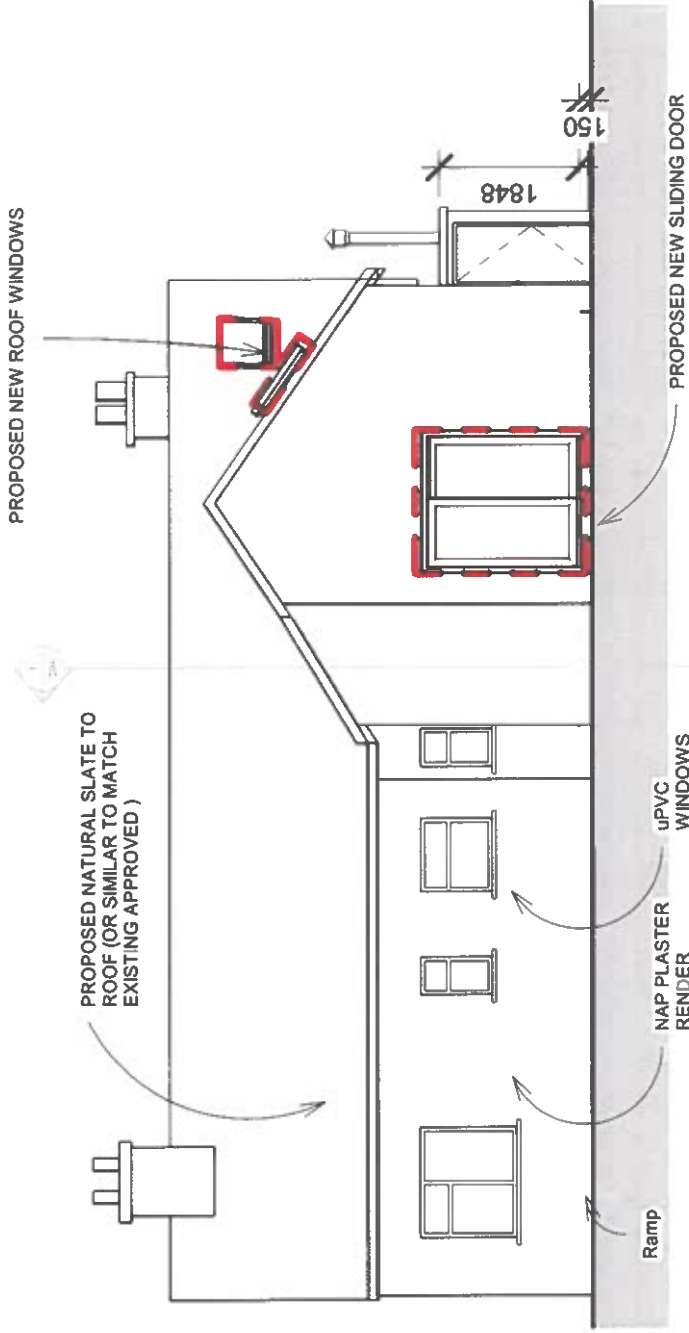
PROPOSED ALTERATIONS IN ELEVATIONS



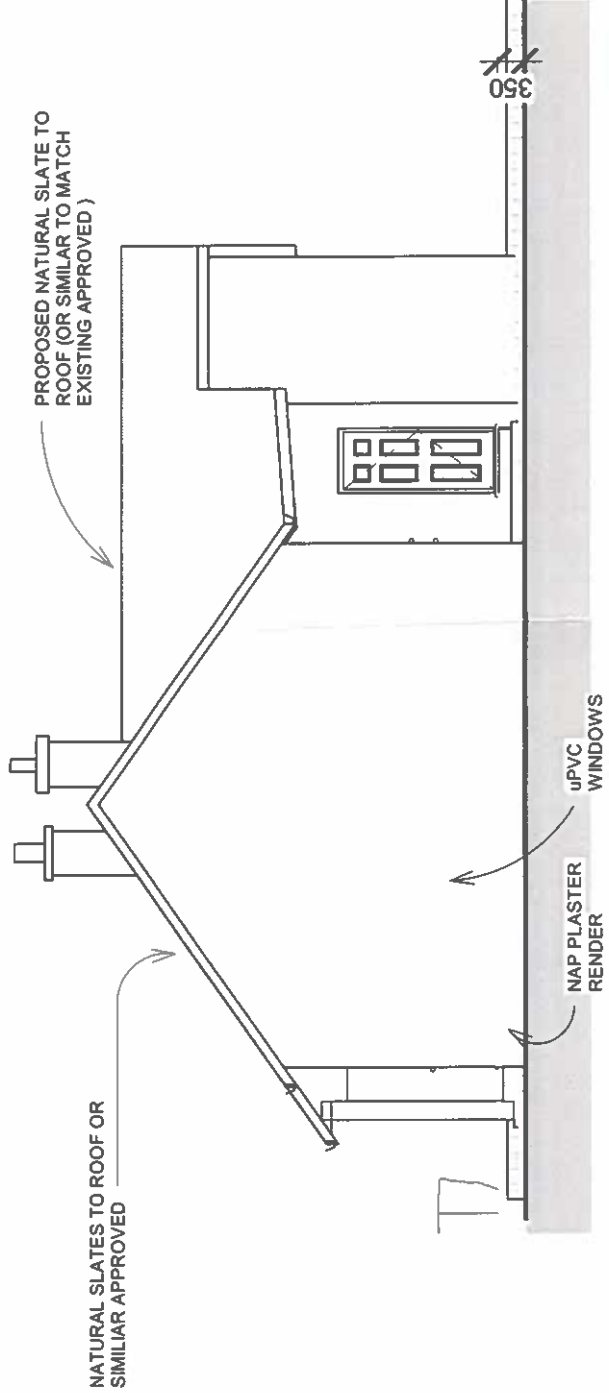
1 Proposed Front Elevation (NE)
1 : 100



2 Proposed Side Elevation (SE)
1 : 100



3 Proposed Rear Elevation (SW)
1 : 100



4 Proposed Side Elevation (NW)
1 : 100



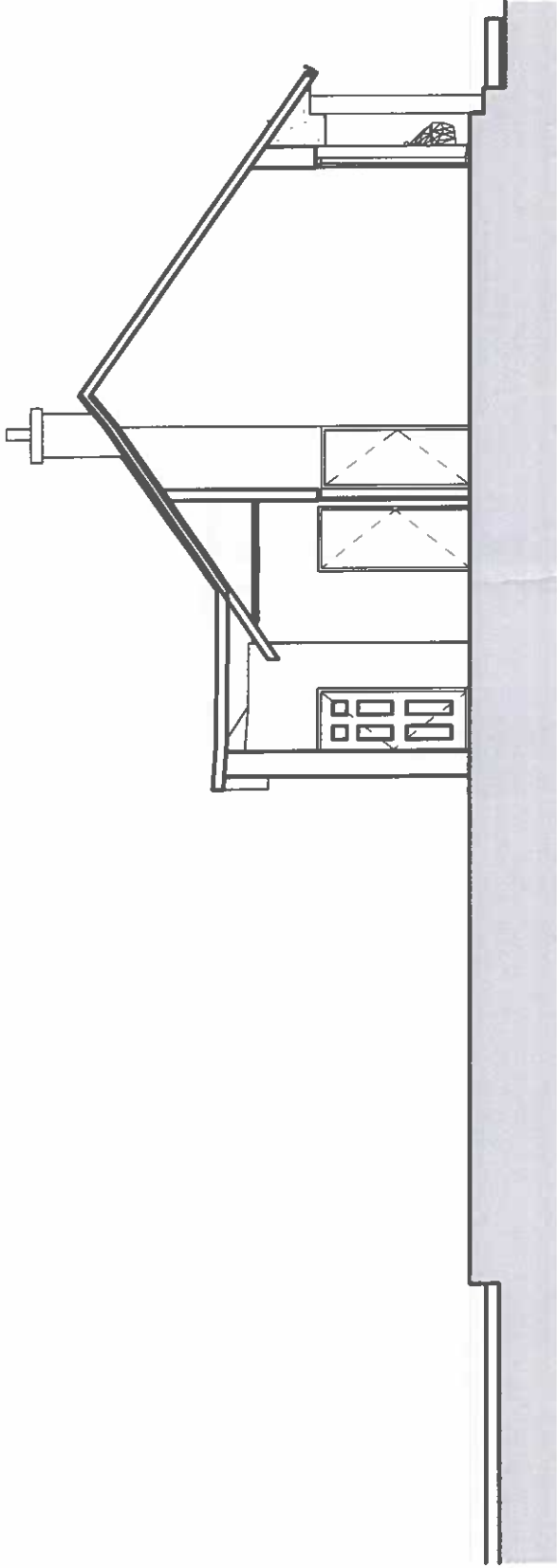
James Lohan
Planning & Design Consulting Engineers

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

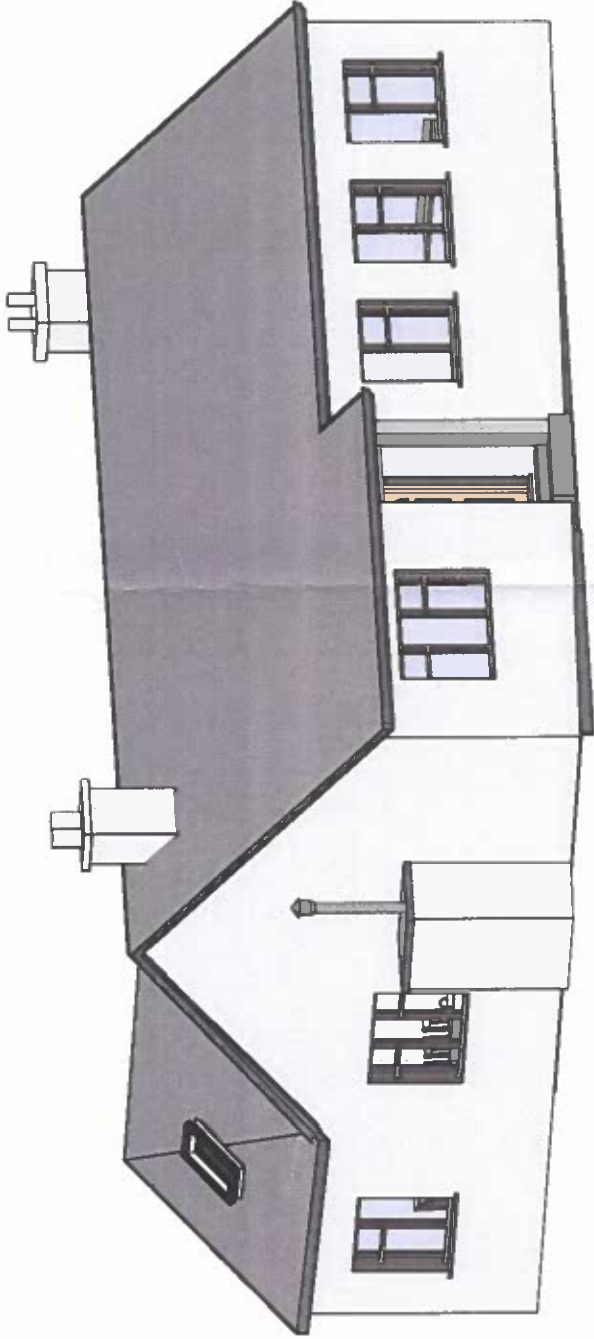
EXEMPT
NEVELOPMENT

STA	DATE	REV
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2		
3		
4		

CLIENT Laura Manning	JOB EXEMPT DEVELOPMENT	JOB No 24-200	DATE 01/09/2025
SITE Ballybrannigan Co. Roscommon N37 VED04	DRAWING Proposed Elevations	DWG No 003	DESIGNED BY C.ZEN
James Lohan Architectural Design Services	100% EXEMPT DEVELOPMENT	1:100 @ A3	



1 Proposed Section
1 : 100



3 Proposed 3D View 02

