

ROSCOMMON COUNTY COUNCIL

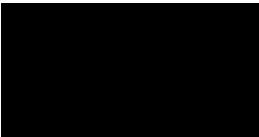
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DETERMINATION

REGISTERED POST

Aaron McPartlin,



Reference Number: DED 966

Application Received: 21st October, 2025

Name of Applicant: Aaron McPartlin

Agent: N/A

WHEREAS a question has arisen as to whether the refurbishment of a dwelling and the construction of an extension under 40m² at Lodge, Carrick-on-Shannon, Co. Roscommon, N41 AX79, is or is not development and is or is not exempted development:

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.

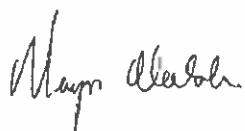
AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed internal 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 40m² extension to the rear of the existing dwelling complies with the conditions and limitations of Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- (d) 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 refurbishment of a dwelling and the construction of an extension under 40m² at Lodge, Carrick-on-Shannon, Co. Roscommon, N41 AX79, 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

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: Wednesday 4 February 2026 09:32
To: REDACTED
Subject: DED966 - Notification of Determination
Attachments: DED 966 Notification of Determination.pdf

A Chara,

Please find attached Notification of Determination for the Section 5 Declaration of Exempted Development Application – DED 966.

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 966
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the refurbishment of a dwelling and the construction of an extension under 40m ² .
Name of Applicant:	Aaron McPartlin
Location of Development:	Lodge, Carrick-on-Shannon, Co. Roscommon, N41 AX79.
Site Visit:	21 st October 2025

WHEREAS a question has arisen as to whether the following works for the refurbishment of a dwelling and the construction of an extension under 40m² at the above address is or is not development and is or is not exempted development.

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended.
- (c) Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.

Site Location & Development Description

The site consists of a cottage style dwelling with a small shed attached to the northeast gable of the dwelling. The site is situated along the R-368 Regional road c 3.3km southeast of Carrick-on-Shannon and c 4.7km northwest of Hillstreet. The proposed development consists of the refurbishment of a dwelling and the construction of an extension under 40m².

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 Annaghmore Lough (Roscommon) SAC (Site Code 001626) located c. 12.5km 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 Councils' Planning Registry, there is no recent planning history traced to this site.

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.

Class 1 Part 1 Schedule 2 Article 6

Development Description	Conditions and Limitations
<p>CLASS 1</p> <p>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</p>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.</p> <p>(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres</p> <p>2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.</p> <p>(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres</p>

	<p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.</p> <p>(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</p> <p>(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</p> <p>5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p> <p>(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
--	---

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

- Strip out existing walls and floors.
- Install new ceiling joists, internal studwork, plasterboard and skim.
- Install wall and attic insulation.
- Rewire the existing property.
- Install new windows and doors (in existing opes).
- Replace the existing roof with slates and fit slates to roof of the proposed extension.
- Fit new corrugated metal roof to shed.
- Complete second fix carpentry and internal painting and decoration.
- Install new flooring throughout.

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.

Extension

- Construct a 39.92 m² extension for 2 bedrooms, bathroom and home office.

With regard to the compliance with the conditions and limitations of Class 1 of Part 1 of Schedule 2 (Exempted development - General) the following assessment sets out how these apply to the current proposal:

1. (a) House has no previous extension; proposed extension is c. 39m².
(b) Proposed extension is only on ground floor level.
(c) Proposed extension is only on ground floor level.
2. House has no previous extension; therefore N/A.
3. Proposed extension is only on ground floor level.
4. (a) Rear wall does not exceed this height.
(b) Rear wall does not exceed this height.
(c) Roof height of extension is not higher than the existing house.
5. Extension does not reduce the open space to less than 25sq.m. The applicant has indicated a total of 1000m² of open space remaining.
6. (a) Windows are greater than 1m from the boundary it faces.
(b) Proposed extension is only on ground floor level.
(c) Proposed extension is only on ground floor level.
7. The proposed extension roof is a pitched roof and therefore, will not be used for a balcony or roof garden.

The proposed extension to the existing dwelling does not exceed the conditions and limitations attached to Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended and therefore, is deemed an exempted development.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; for the refurbishment of a dwelling and the construction of an extension under 40m² is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.

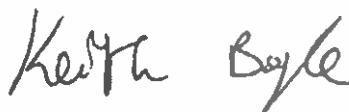
AND WHEREAS I have concluded that

- The works outlined above are development.
- The proposed internal 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 40m² extension to the rear of the existing dwelling complies with the conditions and limitations of Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, 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 for the refurbishment of a dwelling and the construction of an extension under 40m² as outlined above at Lodge, Carrick-on-Shannon, County Roscommon N41 AX79, is 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

















Comhairle Contae
Ros Comáin
Roscommon
County Council



Aaron McPartlin,



Date: 23rd October, 2025
Planning Reference: DED 966

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 dwelling and the construction of an extension under 40sqm at Lodge, Carrick-on-Shannon, Co. Roscommon, N41 AX79, 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 21st 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. L01/0/237488 dated 23rd October, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 966**
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
09068 37100

23/10/2025 11.57:06

Receipt No. L01/0/23/488

AARON MCPARTIN

[REDACTED]

EXEMPTED DEVELOPMENT
CHQ FRM COLLETTE MCLOUGHLIN

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED868	

80.00 EUR
Total :

Tendered : 80.00
Cheque
500135

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)	Aaron Mc Partlin [REDACTED]
Name of Agent	None
Nature of Proposed Works	Refurbish dwelling and add extension under 40sqm
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Lodge Carrick-on-Shannon Co. Roscommon N41 AX79
Floor Area: a) Existing Structure b) Proposed Structure	a) 64.26sqm b) 39.92sqm
Height above ground level:	5.049m
Total area of private open space remaining after completion of this development	1000sqm
Roofing Material (Slates, Tiles, other) (Specify)	Slates to dwelling & proposed extension. Replacement corrugated metal roof to shed.



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.	Rear
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	Vacant Dwelling House
Proposed use of land or structure	Refurbished Dwelling House
Distance of proposed building line from edge of roadway	9.27m
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

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

Signature:

Aaron Mc Partlin

Date:

20.10.2025

Note: This application must be accompanied by: -

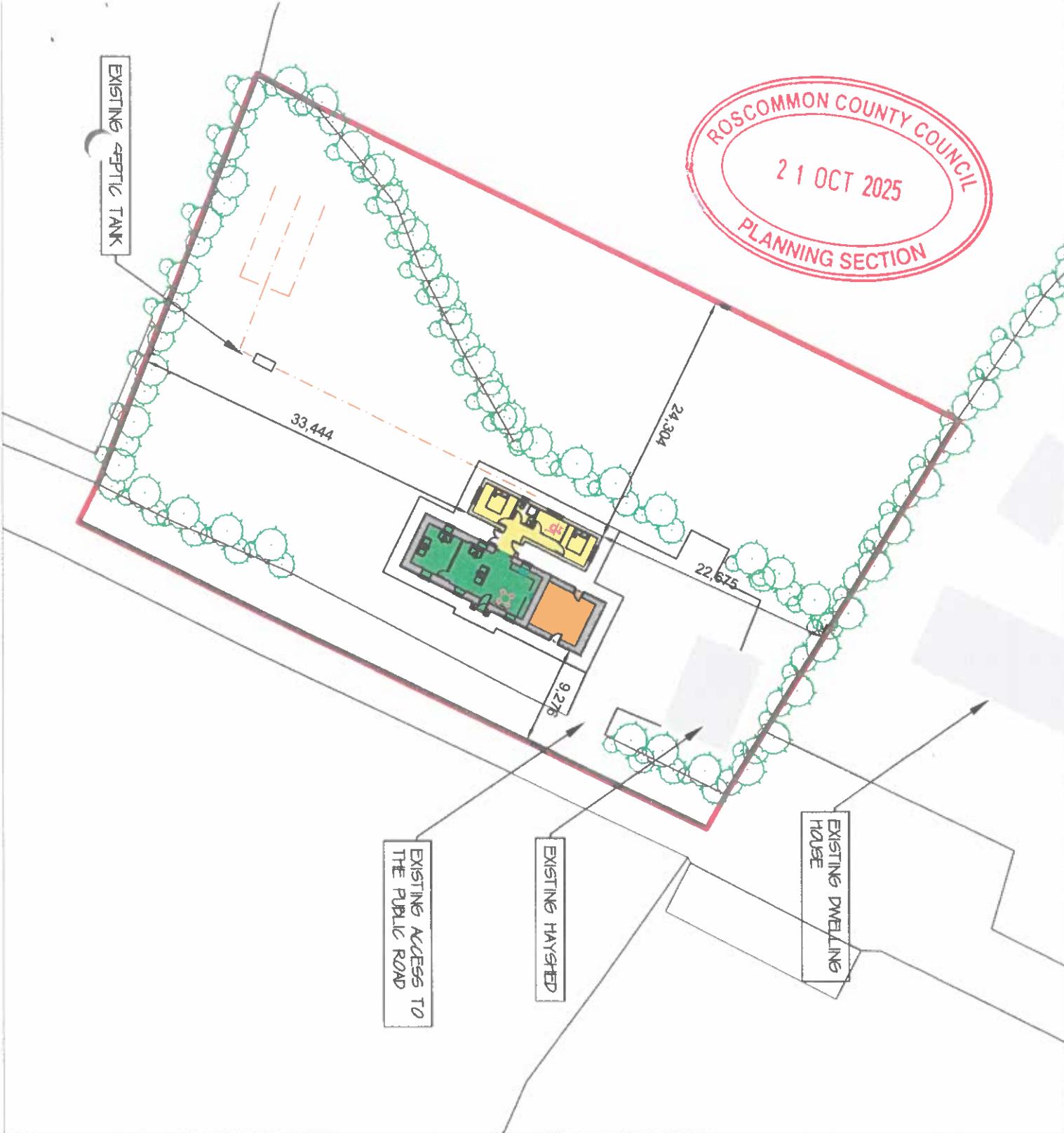
- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Detailed specification of development proposed



DETAILED SPECIFICATION OF DEVELOPMENT PROPOSED

- Strip out existing walls and floors.
- Install new ceiling joists, internal studwork, plasterboard and skim.
- Install wall and attic insulation.
- Rewire the existing property.
- Replumb the existing property.
- Install new windows and doors.
- Replace the existing roof with slates and fit slates to roof of proposed extension.
- Fit new corrugated metal roof to shed.
- Complete second fix carpentry and internal painting and decoration.
- Construct a 39.92 sqm extension for 2 bedrooms, bathroom and home office.
- Install new flooring throughout.





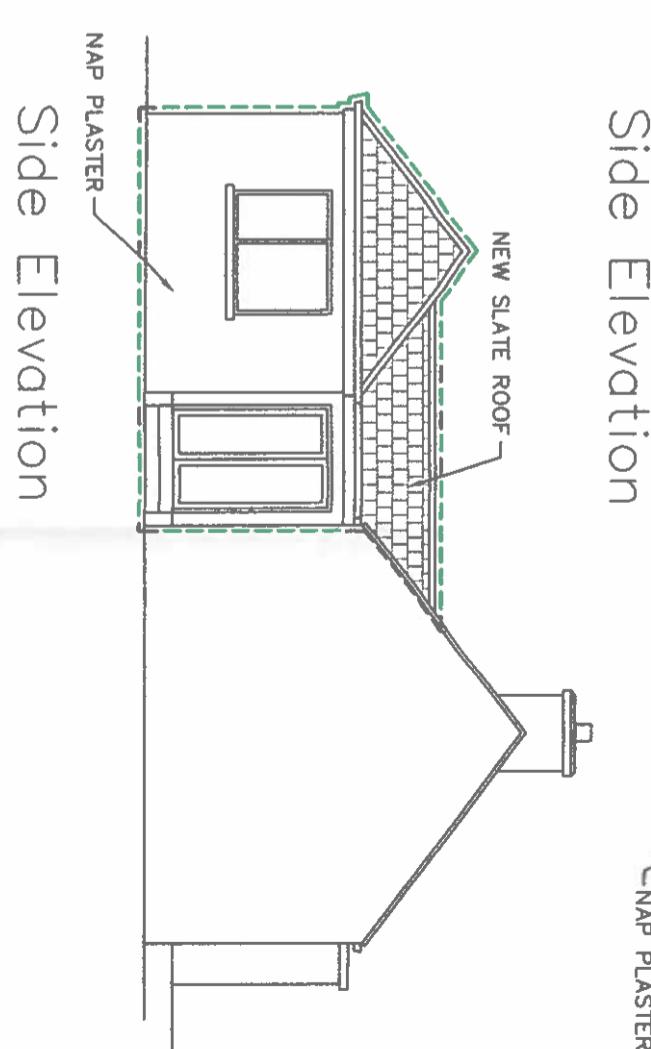
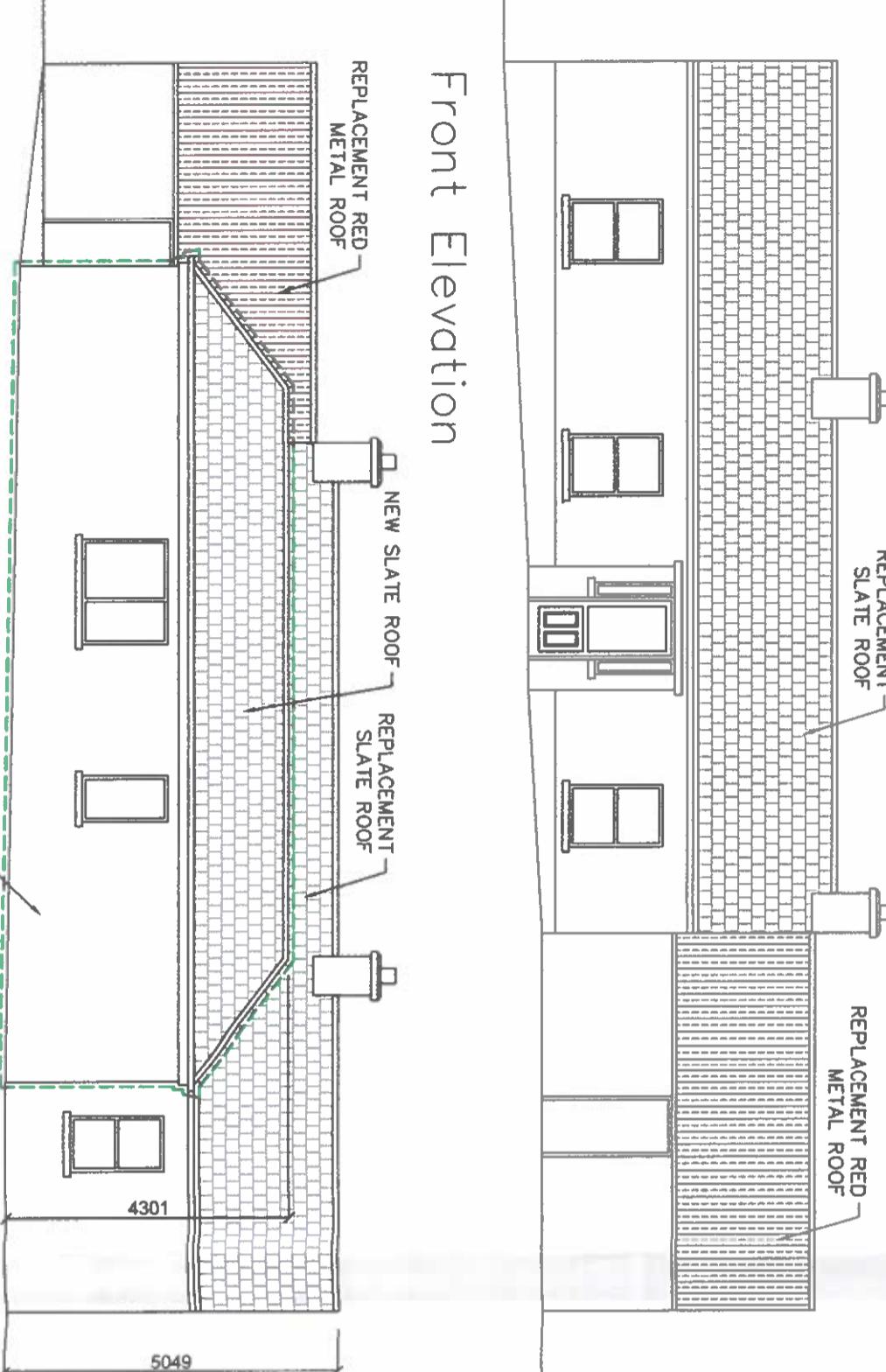
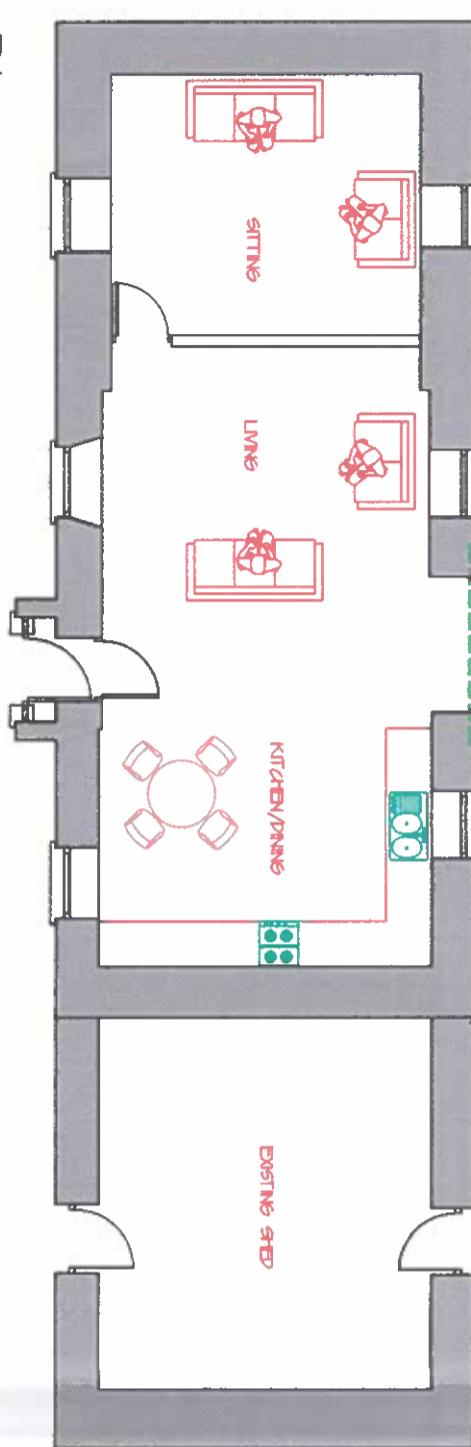
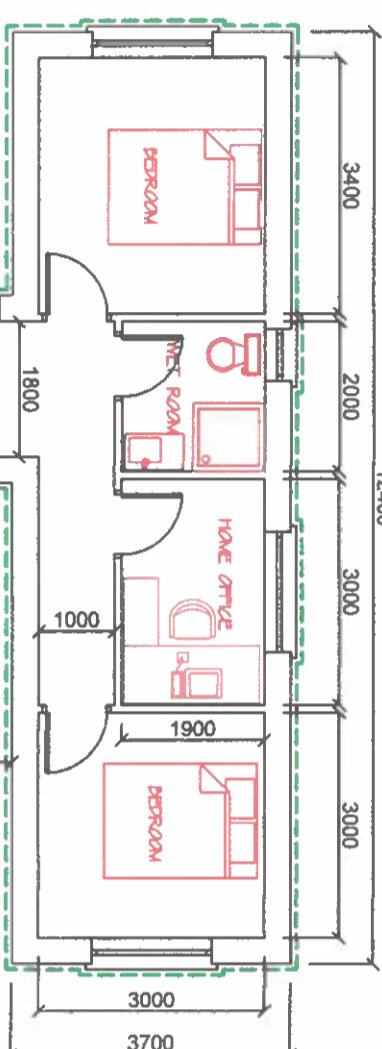
PROJECT REFURBISHMENT & EXTENSION TO HOUSE AT, LODGE TD, CARRICK ON SHANNON, CO ROSCOMMON FOR AARON McPARTLAND	
TITLE	SITE LAYOUT PLAN
DRAWING NO	03

EXISTING DWELLING HOUSE	PROPOSED EXTENSION FFL 10.0	SITE OUTLINED IN RED
EXISTING SHED	EXISTING NEARBY BUILDINGS	
SURFACE WATER DRAINAGE		
FOUL WATER DRAINAGE		
EXISTING TREES/HEDGE		



AREA OF EXTENSION = 39.92sqm

ROSCOMMON COUNTY COUNCIL
DRAWING SECTION
21 OCT 2025



New Extension Outlined
in Green

Rear Elevation

PROJECT	REFURBISHMENT & EXTENSION TO HOUSE AT, LODGE TD, CARRICK ON SHANNON, CO ROSCOMMON	
TITLE	PLAN & ELEVATIONS OF HOUSE	
DRAWN BY	01	SCALE 1:100
DRAWN BY	A MCAPRTLAND	DATE OCT 2025



SITE OUTLINED
IN RED

ROSSCOMMON COUNTY COUNCIL
21 OCT 2025

PROJECT	
REFURBISHMENT & EXTENSION TO HOUSE AT, LOGE TD, CARRICK ON SHANNON, CO ROSCOMMON FOR AARON MCPARTLAND	
TITLE SITE LOCATION MAP	
DRAWING No	SCALE
02	1:2500
DRAWN BY A MCPARTLAND	DATE OCT 2025