

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

**REGISTERED POST**

Jim & Clairin Gilchrest,  


**Reference Number:** DED 969

**Application Received:** 3<sup>rd</sup> November, 2025

**Name of Applicants:** Jim & Clairin Gilchrest

**Agent:** N/A

**WHEREAS** a question has arisen as to whether the internal refurbishment & replacement of existing windows & doors at Rushport, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 FX52, 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.

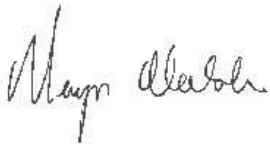
**AND WHEREAS** Roscommon County Council has concluded that:

- (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 for the internal refurbishment & replacement of existing windows & doors at Rushport, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 FX52, 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:**



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**Mervyn Walsh,  
Administrative Officer,  
Planning Department.**

**Date: 30<sup>th</sup> 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:** Friday 30 January 2026 14:41  
**To:** Jim Gilchrest  
**Cc:** johngilchrest@gmail.com  
**Subject:** DED969 - Notification of Determination  
**Attachments:** DED 969 Notification of Determination.pdf

A Chara,

Please find attached Notification of Determination for the Section 5 Declaration of Exempted Development Application – DED 969.

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](mailto:planning@roscommoncoco.ie) | [www.roscommoncoco.ie](http://www.roscommoncoco.ie)**

**MAP LOCATION**



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

<b>Reference Number:</b>	DED 969
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether the internal refurbishment & replacement of existing windows & doors at
<b>Name of Applicant:</b>	Jim and Clairin Gilchreest
<b>Location of Development:</b>	Rushport, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 FX52.
<b>Site Visit:</b>	03/12/2025

**WHEREAS a question has arisen as to whether the internal refurbishment & replacement of existing windows & doors 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 northeast facing bungalow dwelling located in the Rushport townland, c. 2.2km south of the village of Kilmore. The site is accessed via the L-1033 Local Primary Road. The proposed development consists of the internal refurbishment & replacement of existing windows & doors.

#### **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 Clooneen Bog SAC (Site Code 002348) located c. 9.3km 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/2073/67**

**Development Description:** Erection of dwellinghouse.

**Applicant:** John Gilchrist

**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***

***Internal Works***

**Kitchen Renovation**

- Removal of existing units and appliances
- Installation of new kitchen cabinetry, worktops, sink, and appliances
- Electrical connections as required
- Wall and Floor finishes

#### Bathroom Renovation

- Removal of existing sanitary ware
- Installation of new bath/shower, toilet, basin and fittings
- Waterproofing and tiling
- Wall and floor finishes

#### Flooring Replacement

- Removal of existing floor coverings
- Installation of new flooring
- Subfloor - install new screed to some areas including insulation and DPM/Radon membrane.

#### Painting & Decorating

- Surface preparation (walls, ceilings, woodwork)
- Application of primer and finish coats
- Colour Scheme to be confirmed

#### Electrical Rewiring or Upgrades

- Full inspection of existing wiring
- Replacement of outdated wiring and fittings
- Installation of new sockets, switches, and lighting
- Compliance with current electrical standards

#### Insulation Improvements

- Wall and floor insulation upgrades where accessible
- Use of high-performance insulation materials

#### Attic Insulation

- Inspection of current insulation levels
- Installation of additional insulation to meet current standards

#### External Works

##### Window/Door Replacement

- Removal of existing units
- Installation of energy-efficient double/triple glazed windows and external doors
- Finishing and sealing (no change to structural openings).

##### Landscaping & External Works

- Possible replacement of some old paving. Removal of dead vegetation

- Construct concrete paving/patio to the rear of house (max 5m x 5m)
- Soft landscaping (e.g. lawn, planting beds).

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 proposed works are deemed an exempt development.

### **Recommendation**

**WHEREAS** a question has arisen as to whether a proposed development; the internal refurbishment & replacement of existing windows & doors as outlined above at Rushport, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 FX52, 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 & replacement of existing windows & doors as outlined above at Rushport, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 FX52, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

*Keith Boyle*  
**Signed:**  
Graduate Planner

**Date:** 29/01/2026

*R. D.*  
**Signed:**  
Senior Executive Planner

**Date:** 29<sup>th</sup> January 2026







## Carmel Curley

---

**From:** Carmel Curley  
**Sent:** Friday 21 November 2025 13:21  
**To:** Jim Gilchrest  
**Subject:** DED969 - Ack Letter & Receipt  
**Attachments:** DED969 - Ack Letter & Receipt.pdf

A Chara,

Please find attached Acknowledgement Letter & Receipt for your Section 5 Declaration of Exempted Development Application – DED 969.

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](mailto:planning@roscommoncoco.ie) | [www.roscommoncoco.ie](http://www.roscommoncoco.ie)

MAP LOCATION





Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Jim & Clairin Gilchrest,



Date: 21<sup>st</sup> November, 2025

Planning Reference: DED 969

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 & replacement of existing windows & doors at Rushport, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 FX52, is or is not development and is or is not exempted development.

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A Chara,

I wish to acknowledge receipt of your application which was received on the 3<sup>rd</sup> November, 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. L01/0/237904 dated 18<sup>th</sup> November, 2025, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 969**.  
This should be quoted in all correspondence and telephone queries.

Mise le meas,

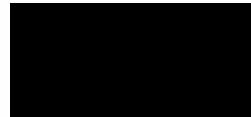
Mervyn Walsh,  
Administrative Officer,  
Planning Department.

Roscommon County Council  
Aras an Chontae  
Roscommon  
09068 37100

18/11/2025 12:00:22

Receipt No : L01/0/237904

JIM GILCHREST



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

Total : 80.00 EUR

Tendered : 80.00  
Credit/Debit Card 7568

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](mailto: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)	Jim and Clairin Gilchrest
Name of Agent	John Gilchrest
Nature of Proposed Works	Internal refurbishment and replacement of existing windows and doors
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Rushport, Kilmore, Carrick on Shannon, Roscommon, N41FX52. OS Map Reference: ITM 599785,791025 (Note, there is no 'O.S No.' printed on planning pack maps purchased from Tailte Eireann)
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>94 sq. m.</u> b) <u>94 sq. m.</u>
Height above ground level:	1m approx.
Total area of private open space remaining after completion of this development	0.48 Hectares
Roofing Material (Slates, Tiles, other) (Specify)	Existing slate roof (Not changing)



Roscommon County Council



Application for a Declaration under Section 5 of the PLANNING SECTION

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Existing wet dash (Not changing)
Is proposed works located at front/rear/side of existing house.	N/A. The works getting completed are internal
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	Dwelling House
Proposed use of land or structure	Dwelling House
Distance of proposed building line from edge of roadway	14 meters
Does the proposed development involve the provision of a piped water supply	No. There is an existing public water main in place.
Does the proposed development involve the provision of sanitary facilities	No.

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

Signature:

J. Gilchrist + claim gilchrist

Date:

24 Oct 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

## **Specification of Works – Bungalow Renovation (N41FX52)**

### **1. Project Overview**

Renovation of a single-storey bungalow to improve internal finishes, energy efficiency. Works will include upgrades to kitchen, bathroom, flooring, electrical systems, insulation, windows/doors, and attic insulation.

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### **2. Scope of Works**

#### **Internal Works**

- **Kitchen Renovation**
  - Removal of existing units and appliances
  - Installation of new kitchen cabinetry, worktops, sink, and appliances
  - Electrical connections as required
  - Wall and floor finishes
- **Bathroom Renovation**
  - Removal of existing sanitary ware
  - Installation of new bath/shower, toilet, basin, and fittings
  - Waterproofing and tiling
  - Ventilation upgrade
- **Flooring Replacement - Generally**
  - Removal of existing floor coverings
  - Installation of new flooring (specify type: laminate, tile, carpet, etc.)
  - Subfloor – install new screed to some areas including insulation and DPM/Radon membrane.
- **Painting & Decorating - Generally**
  - Surface preparation (walls, ceilings, woodwork)
  - Application of primer and finish coats
  - Colour scheme to be confirmed
- **Electrical Rewiring or Upgrades**
  - Full inspection of existing wiring



- Replacement of outdated wiring and fittings
- Installation of new sockets, switches, and lighting
- Compliance with current electrical standards
- **Insulation Improvements**
  - Wall and floor insulation upgrades where accessible
  - Use of high-performance insulation materials

---

## External Works

- **Window/Door Replacement**
  - Removal of existing units
  - Installation of energy-efficient double/triple glazed windows and external doors
  - Finishing and sealing
  - (No changes to structural openings)
- **Landscaping & External Works**
  - Possible replacement of some old paving. Removal of dead vegetation
  - Construct concrete paving/patio to rear of house, (Max 5m x 5m)
  - Soft landscaping (e.g. lawn, planting beds)

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## Other Considerations

- **Attic Insulation**
  - Inspection of current insulation levels
  - Installation of additional insulation to meet current standards





## Planning Pack Map

Drawing Name	Site Location Map	Project No	Drawing No	Date
Jim & Clairin Gilcrest Rushport, Kilmore Carrick on Shannon Co Roscommon		2025075	2025075-MAP-001	12.10.2025

CENTRE COORDINATES: ITM 599785,791025	PUBLISHED: 10/10/2025	ORDER NO.: 50495614_1	MAP SHEETS: 1985 1986
MAP SERIES: 1:5,000	MAP SERIES: 1:5,000	MAP SERIES: 1:5,000	MAP SERIES: 1:5,000

COMPILED AND PUBLISHED BY:

Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08EE6A

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'Large Scale Legend'

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OUTPUT SCALE: 1:2,500



# Planning Pack Map

791240

599493



Tailte  
Éireann

**CENTRE  
COORDINATES:**

ITM 599785, 791025

**PUBLISHED:** ORDER NO.:

10/10/2025 50495614\_1

**MAP SERIES:** MAP SHEETS:

1:5,000 1985

1:5,000 1986



**COMPILED AND PUBLISHED BY:**

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Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

[www.tailte.ie](http://www.tailte.ie)

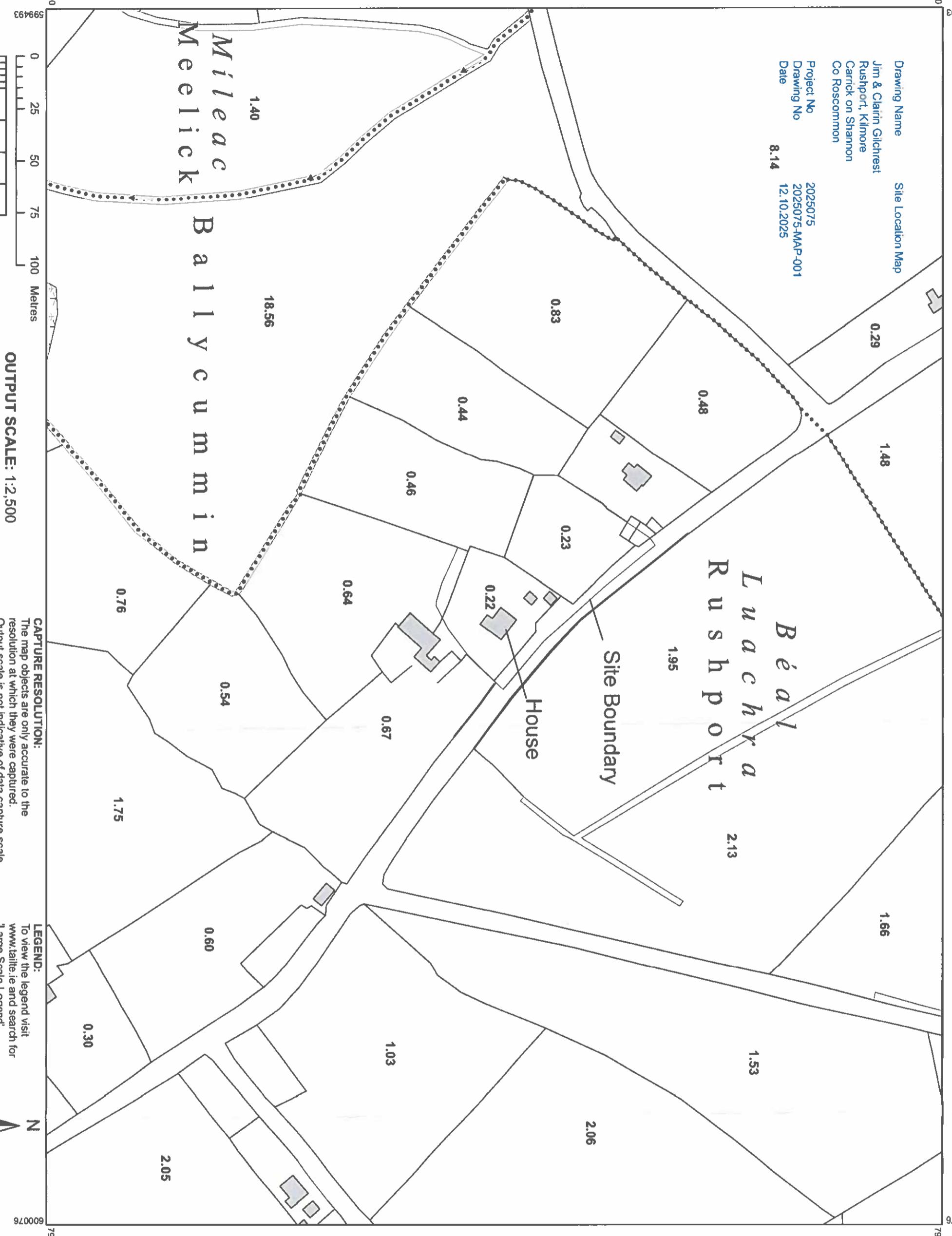
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24<sup>th</sup> Oct 2025

To whom it concerns,

Please find attached application for exempted development.

Upon review, please reach out to me for payment on [REDACTED] or  
[REDACTED]

Many thanks,

Kind regards,

Jim Gilchrest

