

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: 3rd 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.

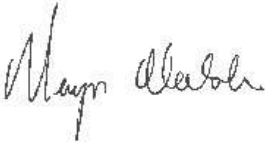
AND WHEREAS Roscommon County Council has concluded that:

- (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:



**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: 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 | 🌐 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 969
Re:	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
Name of Applicant:	Jim and Clairin Gilchreest
Location of Development:	Rushport, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 FX52.
Site Visit:	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.


Signed:
Graduate Planner

Date: 29/01/2026


Signed:
Senior Executive Planner

Date: 29th 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 | 🌐 www.roscommoncoco.ie

[MAP LOCATION](#)





Comhairle Contae
Ros Comáin
Roscommon
County Council



Jim & Clairin Gilchrest,



Date: 21st 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.

A Chara,

I wish to acknowledge receipt of your application which was received on the 3rd 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 18th 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,

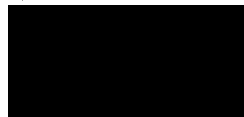
Mervyn Walsh,
Administrative Officer,
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09066 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 969	

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
7568

Change : 0 00

Issued By : Louis Carroll
From : Central Cash Office

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



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: *H. 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.

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)
-

Other Considerations

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



Planning Pack Map

Taite
Éireann



Drawing Name

Jim & Clairín Gilchrist
Rushport, Kilmore
Carrick on Shannon
Co Roscommon

Site Location Map

Project No

2025075

Drawing No

2025075-MAP-001

Date

12.10.2025

8.14

0.29

1.48

*Béal
Luachra
Rushport*

2.13

0.48

1.95

Site Boundary

0.23

0.83

House

0.44

0.46

0.67

0.64

18.56

1.40

*Mileac
Ballycummin
Meelick*

0.54

0.76

1.75

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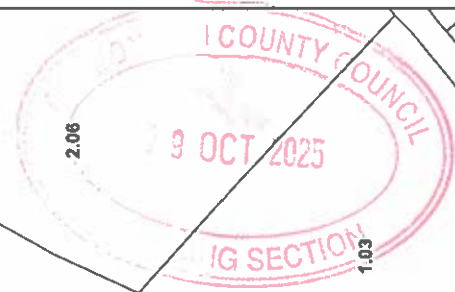
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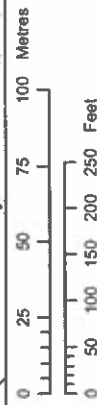
750810



LEGEND:
To view the legend visit
www.taite.ie and search for
'Large Scale Legend'

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.taite.ie, search 'Capture Resolution'

OUTPUT SCALE: 1:2,500



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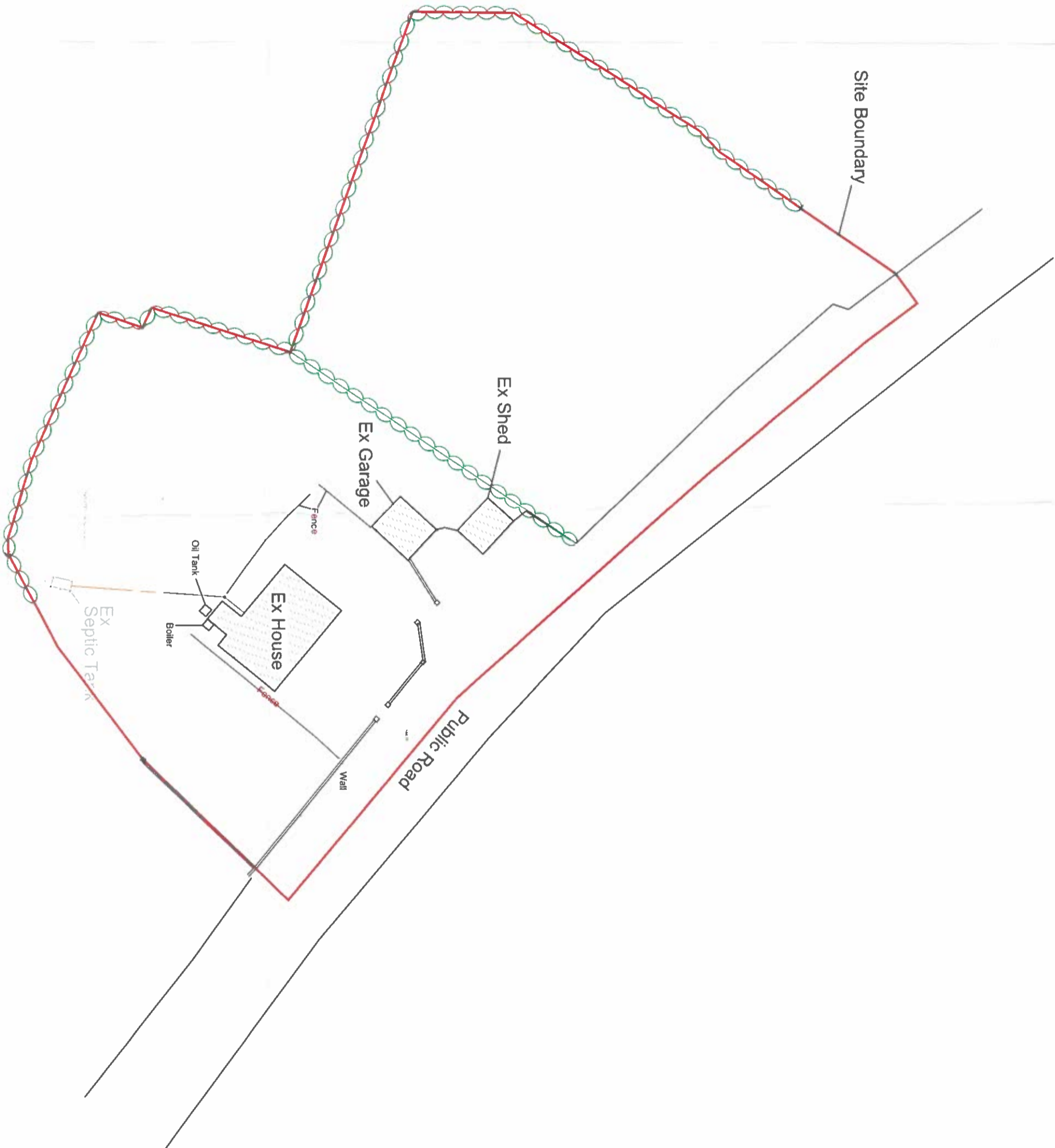
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Project Name and Address		Drawing Number	
Jim & Cláirín Gilchrist		Site Plan	
Rushport, Kilmore		12.10.2025	1:500@A3
Carrick on Shannon			
Co Roscommon			
No.	Revision/Issue	Date	

Drawing Number	
20250754-SGA-001	

Geometrix

Planning Pack Map

599493

791240

Drawing Name

Site Location Map

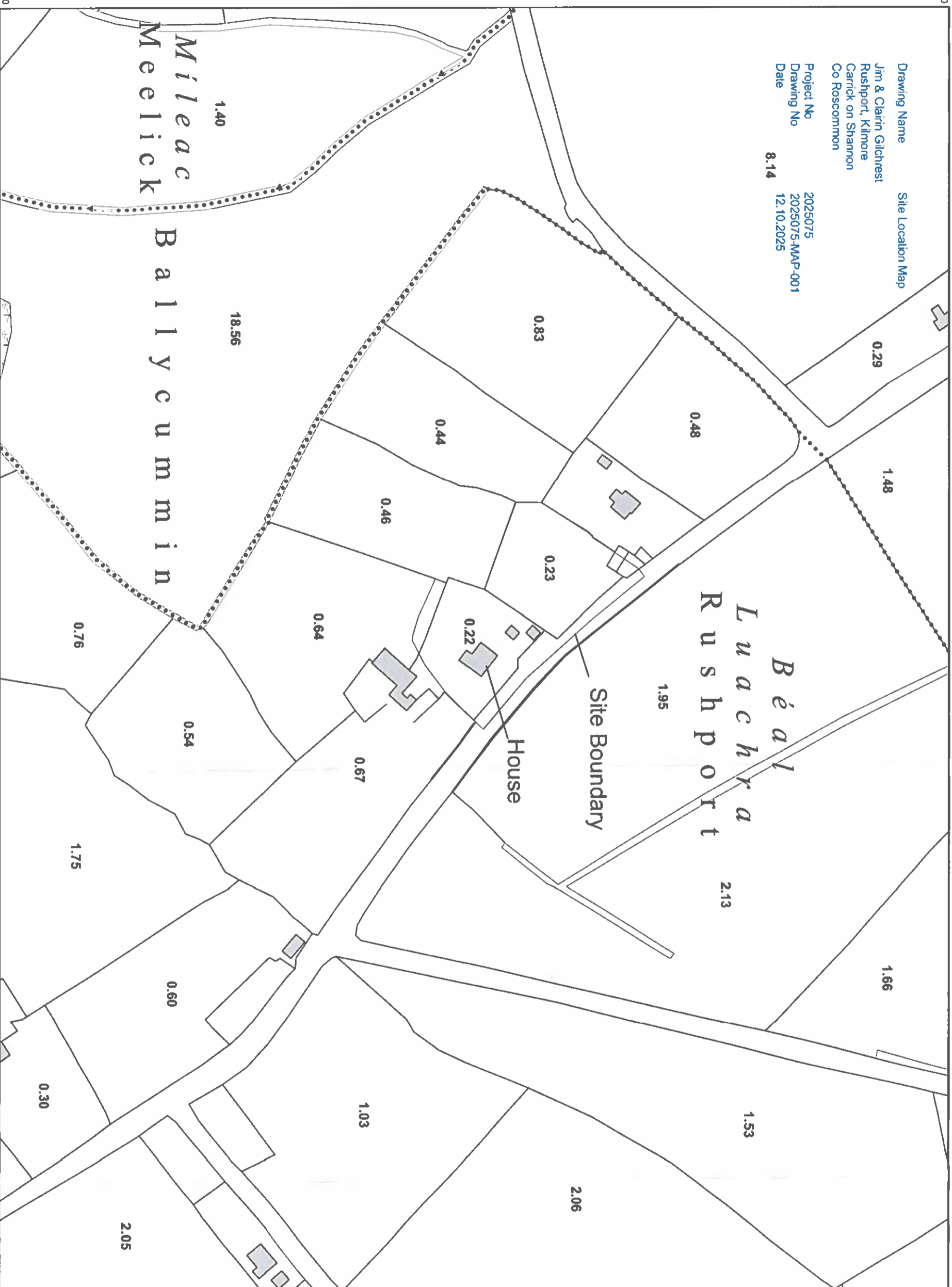
Jim & Clairin Gilchrist
Rushport, Kilmore
Carrick on Shannon
Co Roscommon

Project No
Drawing No

2025075
2025075-MAP-001

Date 8.14

8.14



920009

791240



Tailte Éireann

**CENTRE
COORDINATES:**

ITM 599785,791025

PUBLISHED: 10/10/2025
ORDER NO.: 50495614 1

025

50495614 1

MAP SERIES: **MAP SHEETS:**

1:5,000	1985
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1:5,000 1986

1986



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Dublin 8,
Ireland.
D08F6E4

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24th 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

