ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DETERMINATION

REGISTERED POST
Mary McCarthy,
[redacted]

Reference Number: **DED 971**

Application Received: **5th November, 2025**

Name of Applicant: **Mary McCarthy**

Agent: **Rathcroghan Designs**

WHEREAS a question has arisen as to whether the renovation of an existing dwelling (with reference to the replacement of existing windows and doors within the existing opes) & the construction of an extension to the rear and all associated works at Tully, Castlerea, Co. Roscommon, F45 YT53, 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.
(e) 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 to the existing dwelling fall under Section 4 (1)(h) of the Planning and Development Act, 2000, as amended.
(c) The proposed works fall within the provisions 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 renovation of an existing dwelling (with reference to the replacement of existing windows and doors within the existing opes) & the construction of an extension to the rear and all associated works at Tully, Castlerea, Co. Roscommon, F45 YT53, is development that is **exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:

Mervyn Walsh,
Administrative Officer,
Planning Department.

Date: 30th January, 2026

c.c. agent via email: Rathcroghan Designs
rathcroghandesigns@gmail.com

ADVICE NOTE

Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An Coimisiún Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

ADVICE NOTE

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

Carmel Curley

From: Carmel Curley
Sent: Wednesday 4 February 2026 09:34
To: [redacted]
Cc: rathcroghandesigns@gmail.com
Subject: DED971 - Notification of Determination
Attachments: DED 971 - Notification of Determination.pdf

A Chara,

Please find attached Notification of Determination for the Section 5 Declaration of Exempted Development Application – DED 971.

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 971
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether the renovation of an existing dwelling & the construction of an extension to the rear and all associated works is or is not development and is or is not exempted development.
Name of Applicant:	Mary McCarthy
Location of Development:	Tully, Castlerea, County Roscommon, F45 YT53.
Site Visit:	18/11/2025

WHEREAS a question has arisen as to whether the renovation of an existing dwelling & the construction of an extension to the rear and all associated works **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 of Part 1 Article 6 Schedule 2 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.
(e) The planning history of the site.

Site Location & Development Description
The site consists of a southeast facing cottage with existing sheds/outhouses located to the north and east of the dwelling. The subject site is located along the L-1613 Local Primary Road, c 6.3km from Castlerea village and c. 4.2km from Bellanagare village. The proposed development consists of the renovation of an existing dwelling & the construction of an extension to the rear and all associated works.

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 Bellanagare Bog SPA (Site Code 004105) located c. 400m to the west of the subject site.

Other Designations include Bellanagare Bog SAC (Site Code 000592) located c. 500m 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/7854/75
Development Description: Erection of bathroom/ toilet and construction of septic tank.
Applicant: Thomas Casserly.
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.

<u>Article 9 (1) applies;</u>
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
Development within the curtilage of a house CLASS 1 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.	1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. (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. (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. 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. (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. (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. 3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary. 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. (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.

	(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. 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. 6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. (b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces. (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. 7. The roof of any extension shall not be used as a balcony or roof garden.

Environmental Considerations

With regard to Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended), it is reasonable to conclude, on the basis of the information available, that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for AA does not apply with respect to the current case.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Article 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Assessment

In accordance with the Planning and Development Act, 2000, as amended Section 3. (1) development is defined as the following: "In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change

in the use of any structures or other land". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....". It is considered that said works constitute development, as defined in Section 3 of the said Act.

Extent of Works

External Windows and Doors

- Existing windows and doors to be replaced with new white Upc double glazed windows and doors (it is not specified within existing opes and this will be referenced in declaration).

Internal Joinery

- New solid wood doors to be fitted throughout the dwelling.
- Architrave to be fixed to each door set to match doors.
- Skirting to be fixed along every floor and wall junction except where walls are tiled.

Plumbing

- Heating to be provided by using combined system of Oil fired burner and solid fuel cooker.
- Individual rooms heated using aluminium radiators.
- Sanitary Ware to be agreed by the client prior to installation and connected to existing septic tank.

Electrical

- All electrical work certified and designed in accordance with the National rules for electrical installations.
- Numbers, locations and types of electrical fitting to be agreed with the client prior to work commencing.

External Works

- Existing roof covering to be removed and replaced with black fibre cement slates to match existing roof.
- New Upvc guttering, facia and soffit to be fixed to all roofs.

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.

Extension

1. (a) House has no previous extension; proposed extension is 33.4 m^2.
(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 $25m^2$.
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 extension roof is flat but it appears it will not be used as a balcony or roof garden.

After review of the application and following a site inspection, the subject site complies with the conditions and limitations attached to Class 1 of Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001 (as amended).

Recommendation

WHEREAS a question has arisen as to whether a proposed development; for the renovation of an existing dwelling & the construction of an extension to the rear and all associated works at Tully, Castlerea, County Roscommon, F45 YT53, 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.
(e) The planning history of the site.

AND WHEREAS I have concluded that

- The works outlined above are development.
- The proposed works to the existing dwelling fall under Section 4 (1)(h) of the Planning and Development Act, 2000, as amended.
- The proposed works fall within the provisions 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 renovation of an existing dwelling (with referenced replacement of existing windows and doors within existing opes) & the construction of an extension to the rear and all associated works at Tully, Castlerea, County Roscommon, F45 YT53, is <u>an exempted development</u>. I recommend that a declaration to that effect should be issued to the applicant.

Signed: Keith Boyle **Date**: 30th January 2026

Graduate Planner

Signed: **Date**: 30th January 2026

Senior Executive Planner

Carmel Curley

From: Carmel Curley
Sent: Monday 17 November 2025 20:40
To: [redacted]
Cc: rathcroghandesigns@gmail.com
Subject: DED971 - Ack Letter & Receipt
Attachments: DED971 - Ack Letter & Receipt.pdf

A Chara,

Please find attached Acknowledgement Letter & Receipt for your Section 5 Declaration of Exempted Development Application – DED 971.

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

Mary McCarthy,

[redacted]

Date: **17th November, 2025**
Planning Reference: **DED 971**

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 renovation of an existing dwelling & the construction of an extension to the rear and all associated works at Tully, Castlerea, Co. Roscommon, F45 YT53, 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 5th 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. **L01/0/237842** dated 13th November, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 971.**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

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

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

13/11/2025 15:20:45

Receipt No. : L01/0/237842

MARY MCCARTHY
C/O RATHCROGHAN DESIGNS LTD

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES 80.00
GOODS 80.00
VAT Exempt/Non-vatable
DED971

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
6657

Change : 0.00

Issued By Louis Carroll
From : Central Cash Office

Rathcroghan Designs

Building and Planning Consultant

Ballyconboy, Ballinagare
Castlerea, Co. Roscommon
Ph: 0862328484
Email: rathcroghandesigns@gmail.com

4th November 2025

Planning Dept
Roscommon Co Co
Aras An Chontae
Roscommon

Re – Exempted Developement and Associated fee

Dear Sir/Madam,

Please find enclosed Exempted Development application for my client **Mr. Mary McCarthy for property at Tully, Castlerea, Co Roscommon**

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

Best Regards

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

ROSCOMMON COUNTY COUNCIL
- 5 NOV 2025
PLANNING SECTION

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)	MARY MCCARTHY
Name of Agent	RATHCROGHAN DESIGNS LTD
Nature of Proposed Works	RENOVATE EXISTING DWELLING + CONSTRUCT EXTENSION TO THE REAR + ALL ASSOCIATED WORKS
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	TULLY CASTLEREA CO. ROSCOMMON F45 YT53
Floor Area: a) Existing Structure b) Proposed Structure	a) 135m² b) 33.4m²
Height above ground level:	2.985 m
Total area of private open space remaining after completion of this development	N/A
Roofing Material (Slates, Tiles, other) (Specify)	SLATES

ROSCOMMON COUNTY COUNCIL
- 5 NOV 2025
PLANNING SECTION

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	NAP 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)	—
Existing use of land or structure	VACANT DWELLING
Proposed use of land or structure	DWELLING HOUSE
Distance of proposed building line from edge of roadway	23.23m
Does the proposed development involve the provision of a piped water supply	YES EXISTING
Does the proposed development involve the provision of sanitary facilities	YES EXISTING SEPTIC TANK + PERCOLATION AREA

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

ROSCOMMON COUNTY COUNCIL
- 5 NOV 2025
PLANNING SECTION

Signature:

Date: 4/11/25

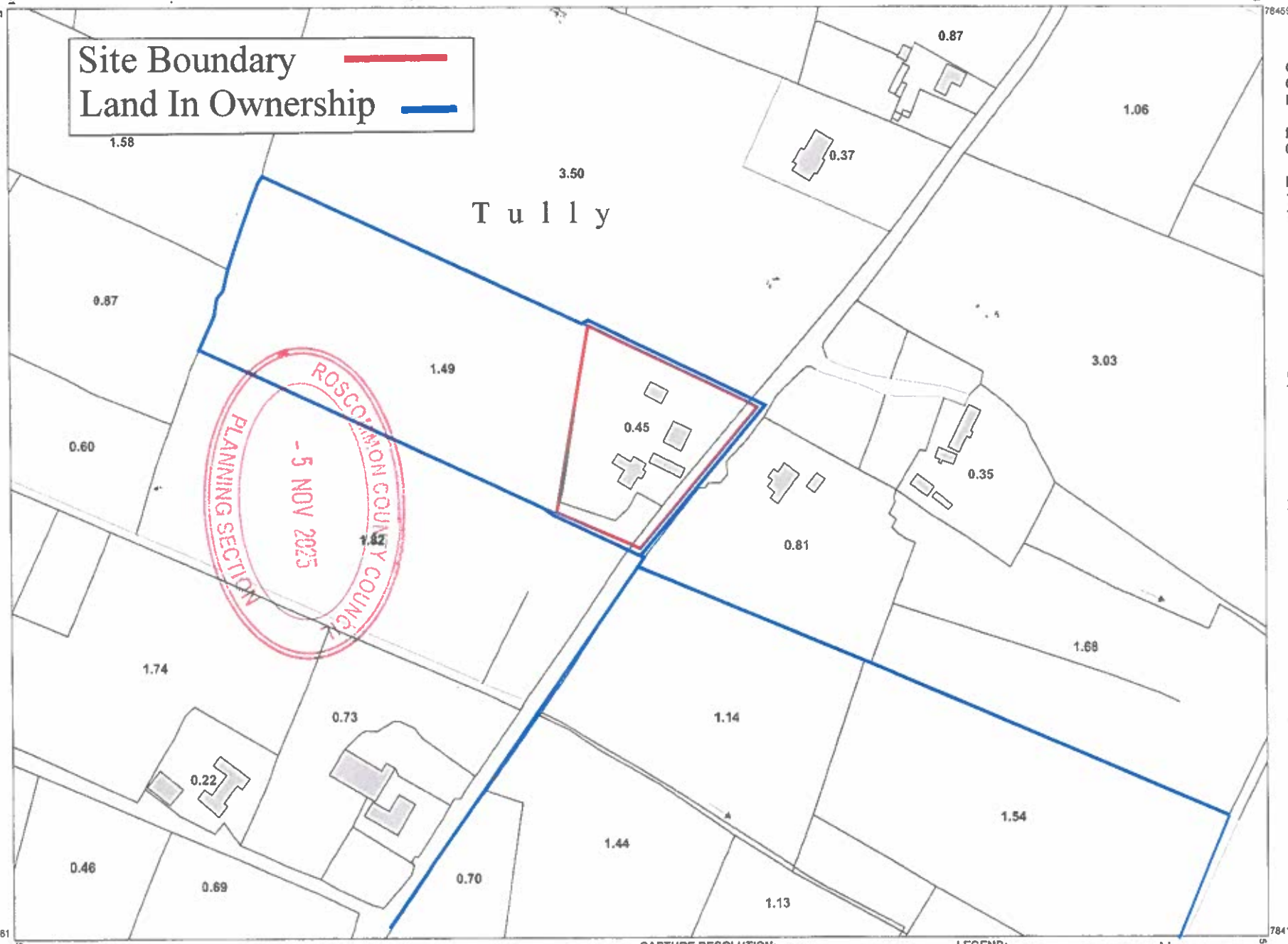
Note: This application **must** be accompanied by: -

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

Planning Pack

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

Tailte Éireann



CENTRE COORDINATES:
ITM 572033,784376

PUBLISHED:	ORDER NO.:
04/11/2025	50499896

MAP SERIES:	MAP SHEETS:
1:5,000	2096
1:5,000	2097

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

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0 25 50 75 100 Metres

0 50 100 150 200 250 Feet

OUTPUT SCALE: 1:2,500

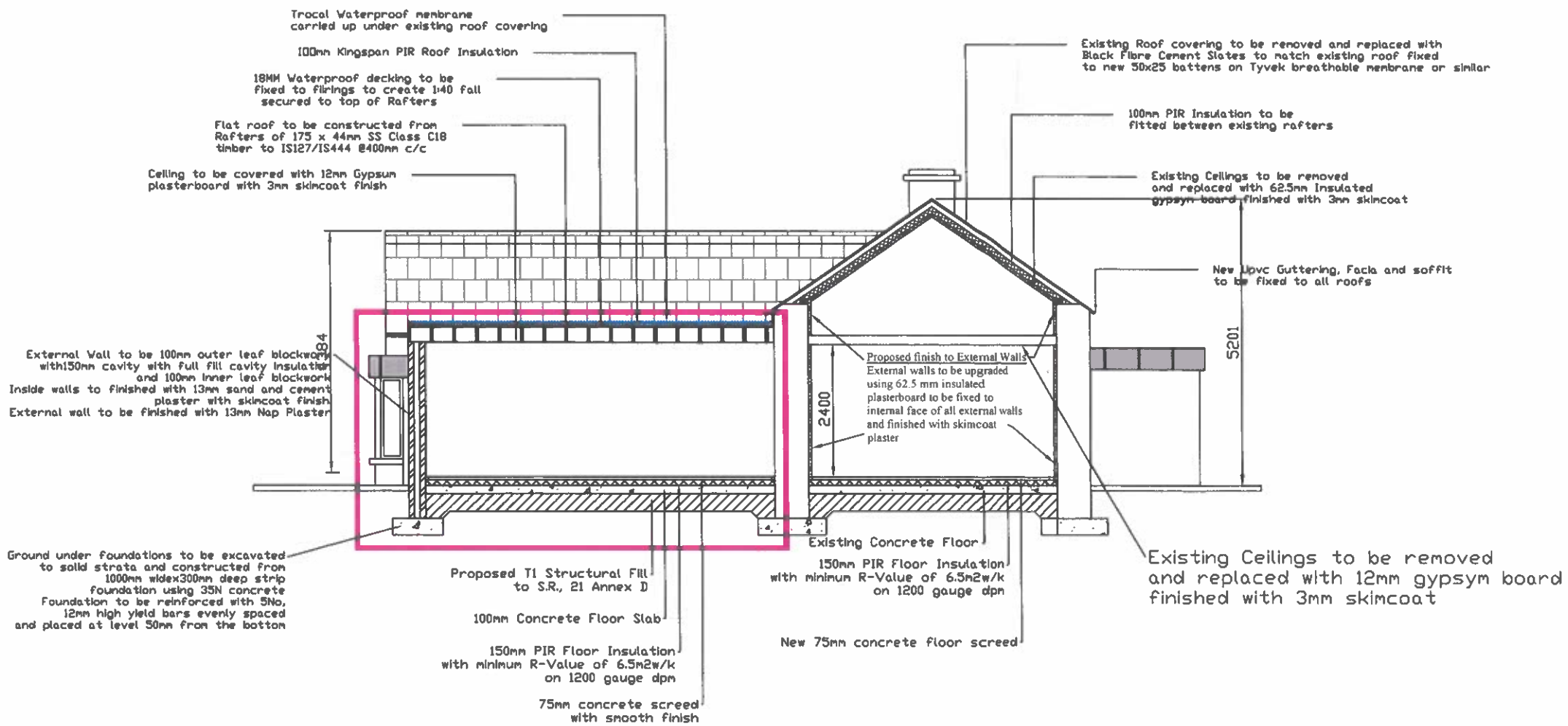
CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie; search 'Capture Resolution'

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

N

Proposed Works Outlined in Thus
Extension 33.4m^2

External windows and doors
Existing windows and doors to be replaced with new white Upc double glazed windows and doors
Internal Joinery
New internal solid wood doors to be fitted throughout the dwelling. Architrave to be fixed to each door set to match doors. Skirting to be fixed along every floor and wall junction except where walls are tiled
Plumbing
Heating to be provided by using combined system of Oil fired burner and solid fuel cooker. Individual rooms heated using aluminum radiators
Sanitary ware to be agreed by client prior to installation and connected to existing septic tank.
Electrical
All electrical work certified and designed in accordance with the National rules for electrical installations I.S. 10101:2020. Numbers locations and types of electrical fitting to be agreed with the client prior to work commencing



Section A-A

ROSCOMMON COUNTY COUNCIL
- 5 NOV 2025
PLANNING SECTION

RATHCROGHAN DESIGN
Ballyconboy, Ballinagare, Castlerea, Co. Roscommon
Ph 086 2328484 E-mail martindowd@eircom.net

Client
Mary McCarthy

Title
Proposed Renovations

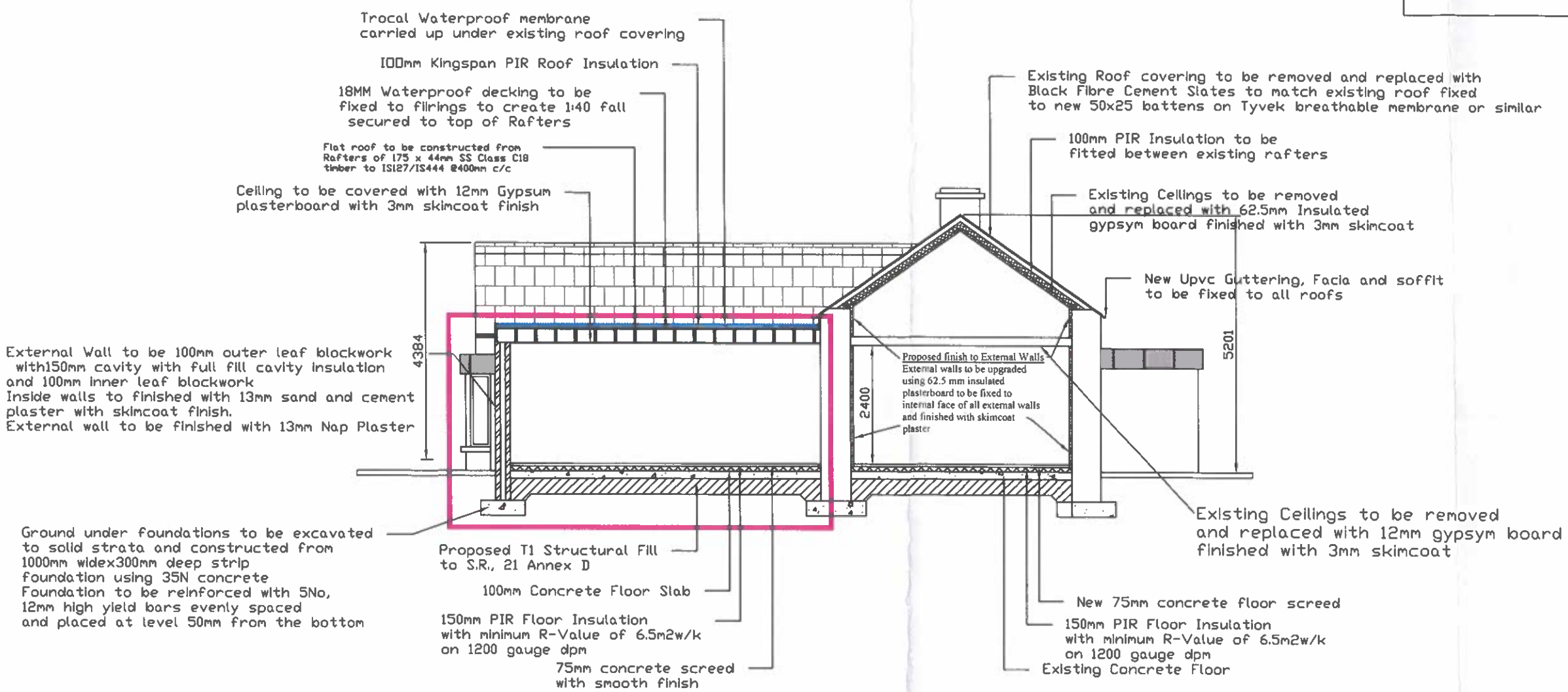
Scale: NOT UNLESS NOTED
Drawn: MARTIN DOWD
Date: 5-10-2025

Sheet
3 OF 3

Drwg. No.
25-231

Proposed Works Outlined in Thus
Extension 33.4m^2

External windows and doors
Existing windows and doors to be replaced with new white Upc double glazed windows and doors
Internal Joinery
New internal solid wood doors to be fitted throughout the dwelling. Architrave to be fixed to each door set to match doors. Skirting to be fixed along every floor and wall junction except where walls are tiled
Plumbing
Heating to be provided by using combined system of Oil fired burner and solid fuel cooker. Individual rooms heated using aluminum radiators 1
Sanitary ware to be agreed by client prior to installation and connected to existing septic tank.
Electrical
All electrical work certified and designed in accordance with the National rules for electrical installations I.S. 10101:2020. Numbers locations and types of electrical fitting to be agreed with the client prior to work commencing



Section A-A

ROSCOMMON COUNTY COUNCIL
-5 NOV 2025
PLANNING SECTION

RATHCROGHAN DESIGN
Ballyconboy, Ballinagare, Castlerea, Co. Roscommon
Ph 086 2328484 E-mail martindowd@eircom.net

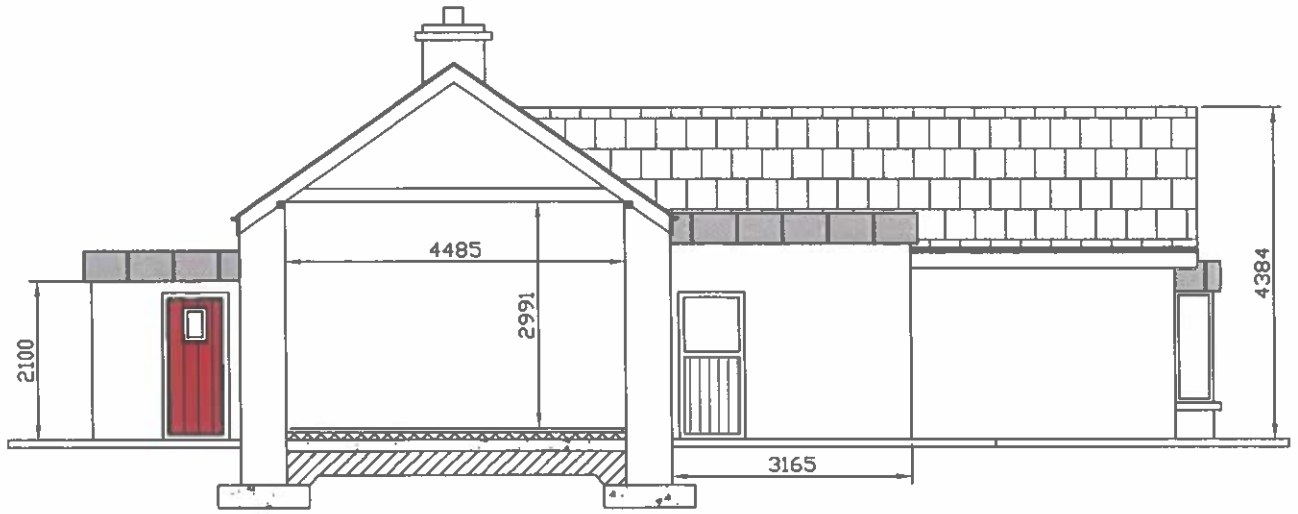
Client
Mary McCarthy

Title
Proposed Renovations

Scale: NTS UNLESS NOTED
Drawn: MARTIN DOWD
Date: 5-10-2025

Sheet: 3 OF 3

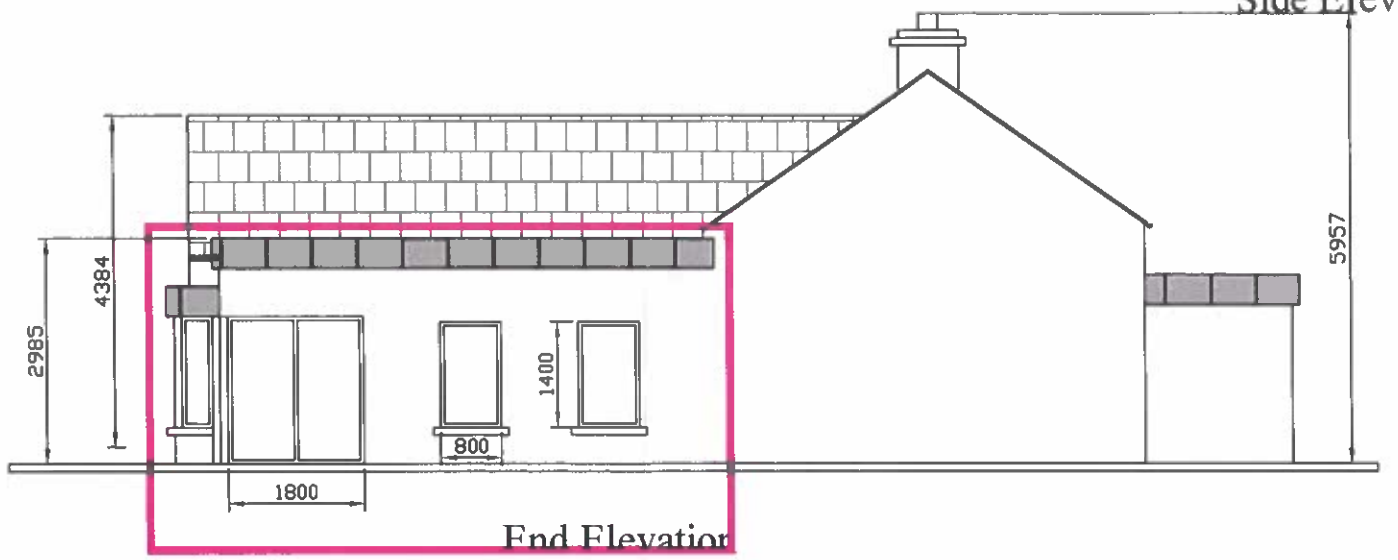
Drwg. No. 25-231



Sectional Elevation

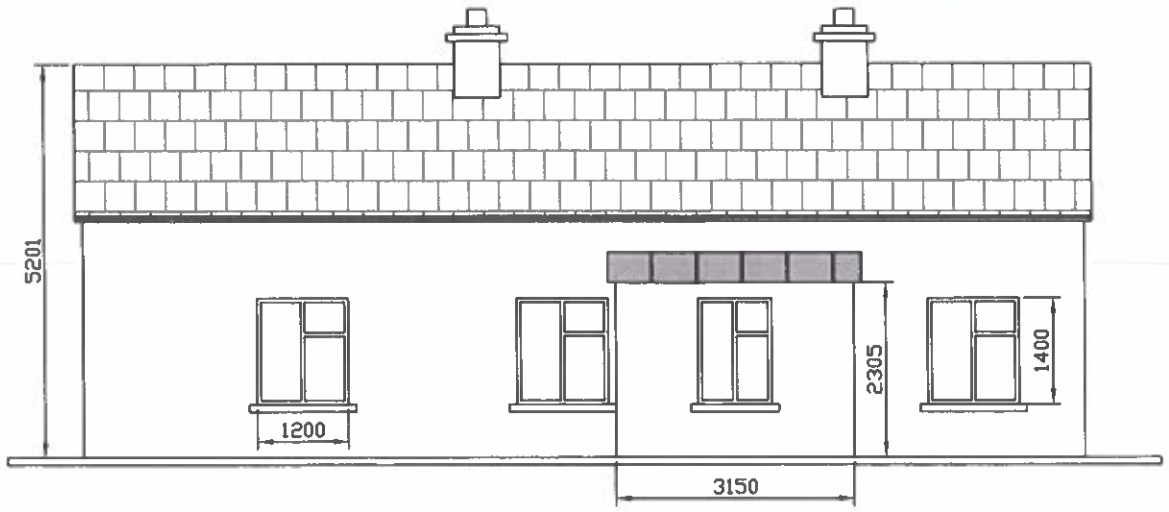
Side Elevation

Proposed Works Outlined in Thus
Extension 33.4m^2

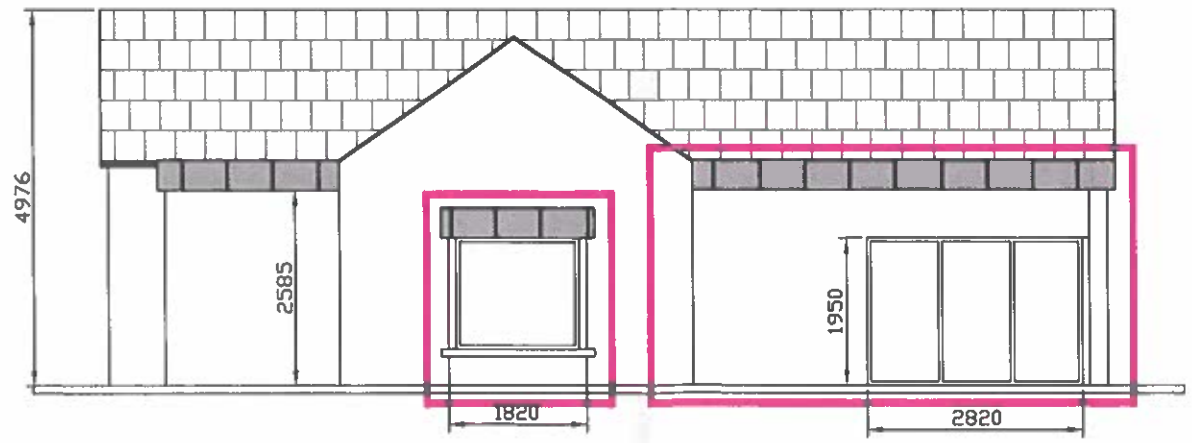


End Elevation

ROSCOMMON COUNTY COUNCIL
- 5 NOV 2025
PLANNING SECTION



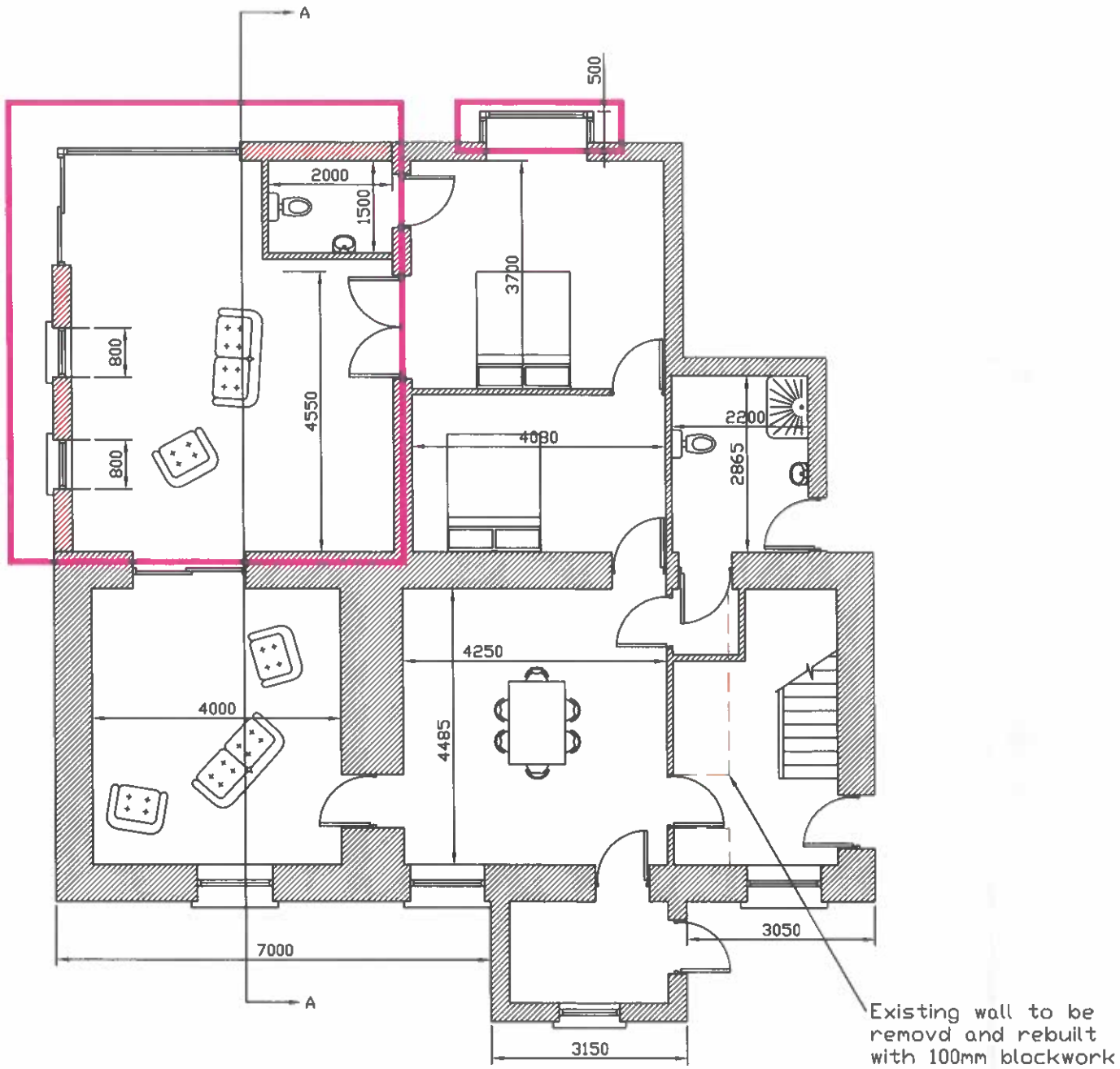
Front Elevation



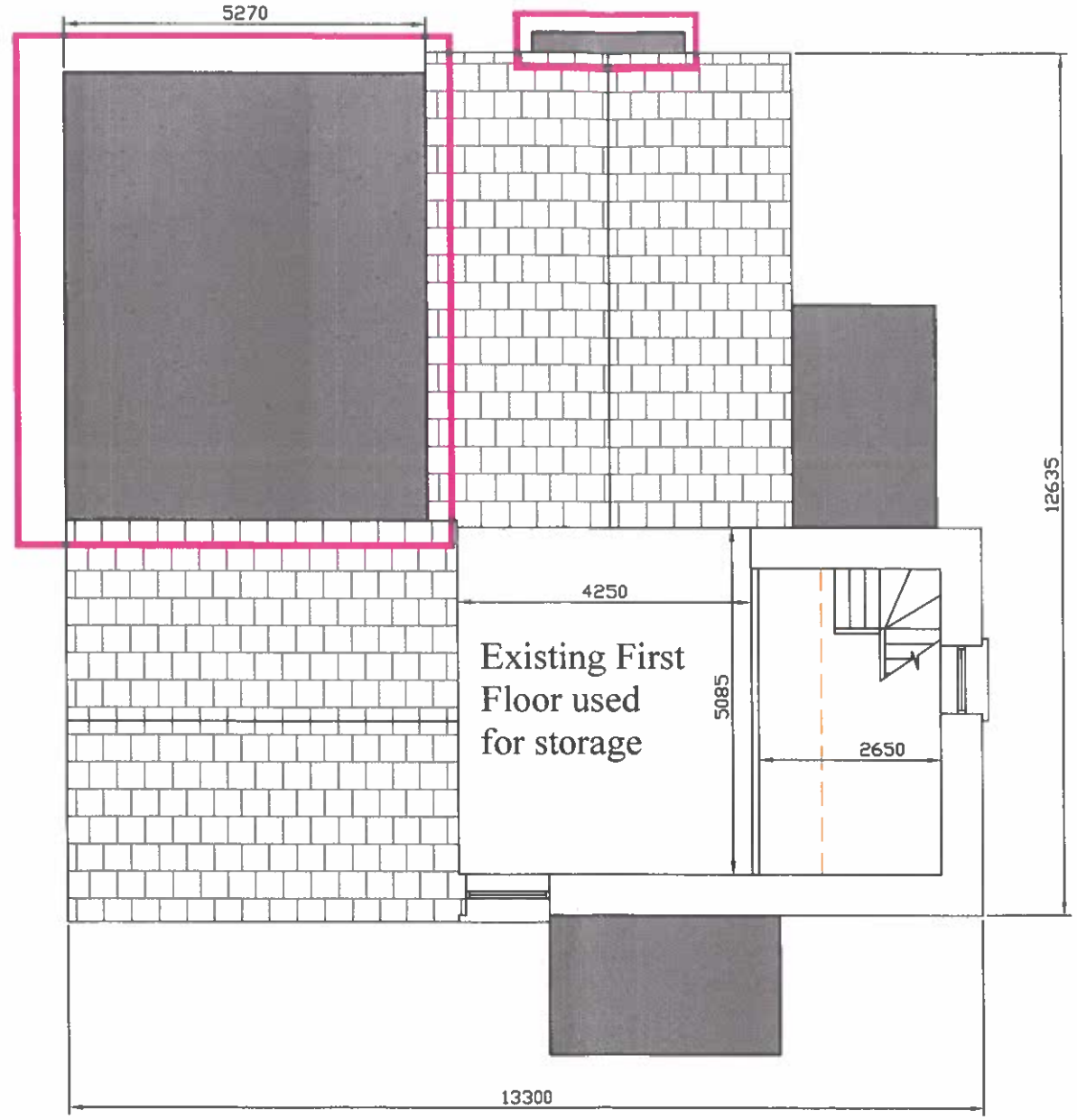
Rear Elevation

RATHCROGHAN DESIGN
Ballyconboy, Ballinagare, Castlerea, Co. Roscommon
Ph: 086 2328484 E-mail: narthindowd@eircom.net

Client	Title	Scale: AND UNLESS NOTED Drawn: MARTIN DOWD Date: 5-10-2025	Sheet	Drwg. No.
Mary McCarthy	Proposed Renovations		1 OF 3	25-231



Ground Floor Plan



First Floor Plan

Proposed Works Outlined in Thus
Extension 33.4m^2

ROSCOMMON COUNTY COUNCIL
-5 NOV 2025
PLANNING SECTION

RATHCROGHAN DESIGN
Ballyconboy, Ballinagare, Castlerea, Co. Roscommon
Ph: 086 2328484 E-mail: martindowd@eircom.net

Client
Mary McCarthy

Title
Proposed Renovations

Scale: NOW UNLESS NOTED
Drawn: MARTIN DOWD
Date: 5-10-2025

Sheet
2 OF 3

Drwg. No.
25-231

RATHCROGHAN DESIGN
Ballyconboy, Ballinagare, Castlerea, Co. Roscommon
Ph: 086 2328484
E-mail rathcroghandesigns@gmail.com

Client
Mary McCarthy

Title
Site Layout

Scale:	1:500 UNLESS NOTED	Sheet	Dwg. No.
Drawn:	MARTIN DOWD	1 OF 1	25-228
Date:	19-10-2025		

N

Site Area 0.524Ha

ROSCOMMON COUNTY COUNCIL
- 5 NOV 2025
PLANNING SECTION

Proposed Extension
Existing Dwelling
Existing Whitethorn Hedgerow
Foul Sewer
Storm Sewer
Soakpit S.P.