

**ROSCOMMON COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACT 2000 (as amended)**

**SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

**CHIEF EXECUTIVE'S ORDER**

Order No: PL/532/26

Reference Number: DED 991

Name of Applicant: Marese Cregg

Agent: Deane Associates, Old Church Road, Williamstown, Co. Galway, F45 PX80.

WHEREAS a question has arisen as to whether the following works; 1)demolish existing 15 sq.m rear extension; 2)construct a new 27 sq.m rear extension & 3)remove chimney from roof ridge at Cloonfower, Castlerea, Co. Roscommon, F45 PX80, 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 and Class 50 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 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.
- (c) The proposed works including 1) demolish existing 15 sq.m rear extension; 2) construct new 27 sq.m rear extension do not exceed the conditions and limitations attached to Class 1 and Class 50 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, is deemed an exempted development.
- (d) The proposed removal of a chimney from the existing dwelling has been assessed under Section 4 (1)(h) of the Planning and Development Act 2000, as amended.

**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 following works; 1) demolish existing 15 sq.m rear extension; 2) construct new 27 sq.m rear extension & 3) remove chimney from roof ridge as outlined above at Cloonfower, Castlerea, Co. Roscommon, F45 PX80, 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:

Signed:   
Alan O'Connell,  
Senior Executive Planner,  
Planning.

Date: 07 May, 2026

## Laura Kelly

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**From:** Laura Kelly  
**Sent:** Friday 8 May 2026 16:33  
**To:** 'info@deaneassociates.ie'  
**Subject:** DED 991 Notification of Determination  
**Attachments:** DED 991- Notification of Determination.pdf

A Chara,

Please find attached correspondence for your attention regarding DED 991.

Mise le meas,

Laura Kelly

**Laura Kelly | Assistant Staff Officer**

Áras an Chontae, Roscommon, Co. Roscommon. F42 VR98

☎ (090) 6637411 ✉ [lkelly@roscommoncoco.ie](mailto:lkelly@roscommoncoco.ie)

🌐 [www.roscommoncoco.ie](http://www.roscommoncoco.ie)



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Ros Comáin  
Roscommon  
County Council



Please note that I may be sending this email outside your working hours and I do not expect a response or action outside your own working hours.

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

**REGISTERED POST**

Marese Cregg,  
Cloonfower,  
Castlerea,  
Co. Roscommon,  
F45 PX80.

Reference Number:           **DED 991**  
Application Received:       **21/01/2026**  
Name of Applicant:          **Marese Cregg**  
Agent:                         **Deane Associates**

**WHEREAS** a question has arisen as to whether the following works; 1) demolish existing 15 sq.m rear extension; 2) construct a new 27 sq.m rear extension & 3) remove chimney from roof ridge at Cloonfower, Castlerea, Co. Roscommon, F45 PX80, 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 and Class 50 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.

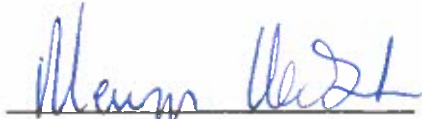
**AND WHEREAS** Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed 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.
- (c) The proposed works including 1) demolish existing 15 sq.m rear extension; 2) construct new 27 sq.m rear extension do not exceed the conditions and limitations attached to Class 1 and Class 50 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, is deemed an exempted development.
- (d) The proposed removal of a chimney from the existing dwelling has been assessed under Section 4 (1)(h) of the Planning and Development Act 2000, as amended.

**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 following works; 1) demolish existing 15 sq.m rear extension; 2) construct new 27 sq.m rear extension & 3) remove chimney from roof ridge as outlined above at Cloonfower, Castlerea, Co. Roscommon, F45 PX80, is development that is **exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations

Signed on behalf of the Council:



Mervyn Walsh,  
Administrative Officer,  
Planning.

Date: 8/5/2026

c.c. agent via email: Deane Associates  
[info@deaneassociates.ie](mailto:info@deaneassociates.ie)

**ADVICE NOTE**

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

**ADVICE NOTE**

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

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

<b>Reference Number:</b>	DED 991
<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 following works; 1) demolish existing 15 sq.m rear extension; 2) construct new 27 sq.m rear extension & 3) remove chimney from roof ridge, is or is not development and is or is not exempted development.
<b>Name of Applicant:</b>	Marese Cregg
<b>Location of Development:</b>	Cloonfower, Castlerea, Co. Roscommon, F45 PX80.
<b>Site Visit:</b>	19 <sup>th</sup> February 2026

**WHEREAS a question has arisen as to whether the following works: 1) demolish existing 15 sq.m rear extension; 2) construct new 27 sq.m rear extension & 3) remove chimney from roof ridge 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 and Class 50 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.

**Site Location & Development Description**

The site consists of an existing cottage dwelling situated in the townland of Cloonfower located c. 7km northwest of Castlerea town and c. 3.7km south of Loughglynn village. The subject site fronts onto the L-1242 Local Primary Road. The proposed development consists of the following works; 1) demolish existing 15m<sup>2</sup> rear extension; 2) construct new 27m<sup>2</sup> rear extension & 3) remove chimney from roof ridge.

**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 Drumalough Bog SAC (Site Code 002338) located c. 150m north of 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 attached 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 neighboring 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.

Development Description	Conditions and Limitations
<p><b>CLASS 1</b></p> <p><i>Development within the curtilage of a house</i></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>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,</p>

<p><b>CLASS 50</b></p> <p>The demolition of a building, or buildings, within the curtilage of—</p> <p>(i) a house,</p>	<p>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 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> <p>1. No such building or buildings shall abut on another building in separate ownership.</p>
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(ii) an industrial building, (iii) a business premises, or (iv) a farmyard complex.	2. The cumulative floor area of any such building, or buildings, shall not exceed: (a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and (b) in all other cases, 100 square metres. 3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.
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### 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

- Demolish existing 15m<sup>2</sup> rear extension.
- Construct new 27m<sup>2</sup> rear extension.
- Remove chimney from roof ridge.

With regard to the compliance with the conditions and limitations of Class 1 of Part 1 of Schedule 2 Article 6 (Exempted development - General) the following assessment sets out how these apply to the current proposed extension to the existing dwelling:

1. (a) House has no previous extension; proposed extension is 27sq.m.  
(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.
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. Not indicated that the extension roof will be used as a balcony or roof garden.

With regard to the compliance with the conditions and limitations of Class 50 of Part 1 of Schedule 2 Article 6 (Exempted development - General) the following assessment sets out how these apply to the current proposed demolition to the existing dwelling:

#### CLASS 50

1. The proposed structure being demolished is not abutting on another building in separate ownership.
2. A) The cumulative floor area of the proposed demolition is less than 40m<sup>2</sup> (15m<sup>2</sup>).  
B) N/A
3. No demolition is being carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.

The applicant is proposing to remove one chimney from the roof ridge of the existing dwelling. Given the nature of the proposal, it is deemed the proposed removal is deemed acceptable and falls within the remit of Section 4(1)(h) of the Planning and Development Act, 2000, as amended.

The proposed development for the following works; 1) demolish existing 15 sq.m rear extension; 2) construct new 27 sq.m rear extension & 3) remove chimney from roof ridge has been accessed under relevant legislation and is deemed an exempted development.

#### **Recommendation**

**WHEREAS** a question has arisen as to whether the following works; 1) demolish existing 15 sq.m rear extension; 2) construct new 27 sq.m rear extension & 3) remove chimney from roof ridge as outlined above at Cloonfower, Castlerea, Co. Roscommon, F45 PX80, 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 and Class 50 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 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.
- The proposed works including 1) demolish existing 15 sq.m rear extension; 2) construct new 27 sq.m rear extension do not exceed the conditions and limitations attached to Class 1 and Class 50 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, is deemed an exempted development.
- The proposed removal of a chimney from the existing dwelling has been assessed under Section 4 (1)(h) of the Planning and Development Act 2000, as amended.

**AND WHEREAS** I have concluded that the said development for the following works; 1) demolish existing 15 sq.m rear extension; 2) construct new 27 sq.m rear extension & 3) remove chimney from roof ridge as outlined above at Cloonfower, Castlerea, Co. Roscommon, F45 PX80, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:   
Graduate Planner

Date: 30/04/2026

Signed:   
Senior Executive Planner

Date: 1<sup>st</sup> May 2026

















# MEMORANDUM

**To:** North Roscommon Area.

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

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

**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 following works; 1)demolish existing 15 sq mt rear extension; 2)construct a new 27 sq mt rear extension & 3)remove chimney from roof ridge at Cloonfower, Castlerea, Co. Roscommon, F45 PX80., is or is not development and is or is not exempted development.

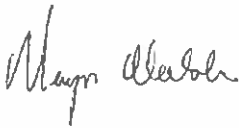
**Applicant:** Marese Cregg

**Planning Ref:** DED 991

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Attached, please find an application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) regarding Exempted Development from Marese Cregg for the said development above, which was received on 21<sup>st</sup> January, 2026.

Please let me have your recommendation.



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Mervyn Walsh,  
Administrative Officer,  
Planning Department.

## Carmel Curley

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**From:** Carmel Curley  
**Sent:** Thursday 29 January 2026 11:12  
**To:** info@deaneassociates.ie  
**Subject:** DED991 - Marese Cregg  
**Attachments:** DED 991 - Ack Letter & Receipt.pdf

A Chara,

Please find attached Acknowledgement Letter & Receipt for the Section 5 Application for a Declaration of Exempted Development submitted on behalf of Marese Cregg – DED 991.

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](#)





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Marese Cregg,  
Cloonfower,  
Castlerea,  
Co. Roscommon,  
F45 PX80.

Date: 29<sup>th</sup> January, 2026  
Planning Reference: DED 991

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 following works; 1)demolish existing 15 sq mt rear extension; 2)construct a new 27 sq mt rear extension & 3)remove chimney from roof ridge at Cloonfower, Castlerea, Co. Roscommon, F45 PX80., 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 21<sup>st</sup> January, 2026, 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. **L01/0/238894** dated 27<sup>th</sup> January, 2026 receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 991**.  
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,  
Administrative Officer,  
Planning Department.

cc agent via email: Deane Associates  
[info@deaneassociates.ie](mailto:info@deaneassociates.ie)

Roscommon County Council  
Ara an Chontae  
Roscommon  
09066 37100

27/01/2026 10 25 10

Receipt No : L01/0/238894

MARESE CREGGS  
C/O DEANE ASSOCIATES  
OLD CHURCH RD  
WILLIAMSTOWN  
CO. GALWAY

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 991	

Total : 80.00 EUR

Tendered :  
Cheque 80.00  
821

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)	MARESE CREGG
Name of Agent	DEANE ASSOCIATES OLD CHURCH ROAD WILLIAMSTOWN CO. GALWAY
Nature of Proposed Works	* DEMOLISH EXISTING 15sq mt REAR EXTENSION * CONSTRUCT NEW 27sq mt REAR EXTENSION * REMOVE CHIMNEY FROM ROOF RIDGE
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	CLOONFLOWER CASTLEREA CO. ROSCOMMON F45 PX 80
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>57.00 SQ MT</u> (15 SQ MT TO BE DEMOLISHED) b) <u>27.00 SQ MT</u>
Height above ground level:	+ 0.15m
Total area of private open space remaining after completion of this development	1210 SQ MT
Roofing Material (Slates, Tiles, other) (Specify)	FLAT ROOF CONSISTING OF TROCAL / RUBBER ROOF MEMBRANE

150mm ROOF INSULATION OVER JOISTS



## Roscommon County Council

### Application for a Declaration under Section 5 of the

PLASTERED EXTERNALLY

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Cavity Block Wall with 200mm Piped Bead Insulation
Is proposed works located at front/rear/side of existing house.	REAR OF DWELLING HOUSE
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	REAR GARDEN
Proposed use of land or structure	DWELLING HOUSE
Distance of proposed building line from edge of roadway	9.8m (EXISTING)
Does the proposed development involve the provision of a piped water supply	NO (EXISTING)
Does the proposed development involve the provision of sanitary facilities	YES (UPGRADING EXISTING BATHROOM FACILITIES)

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

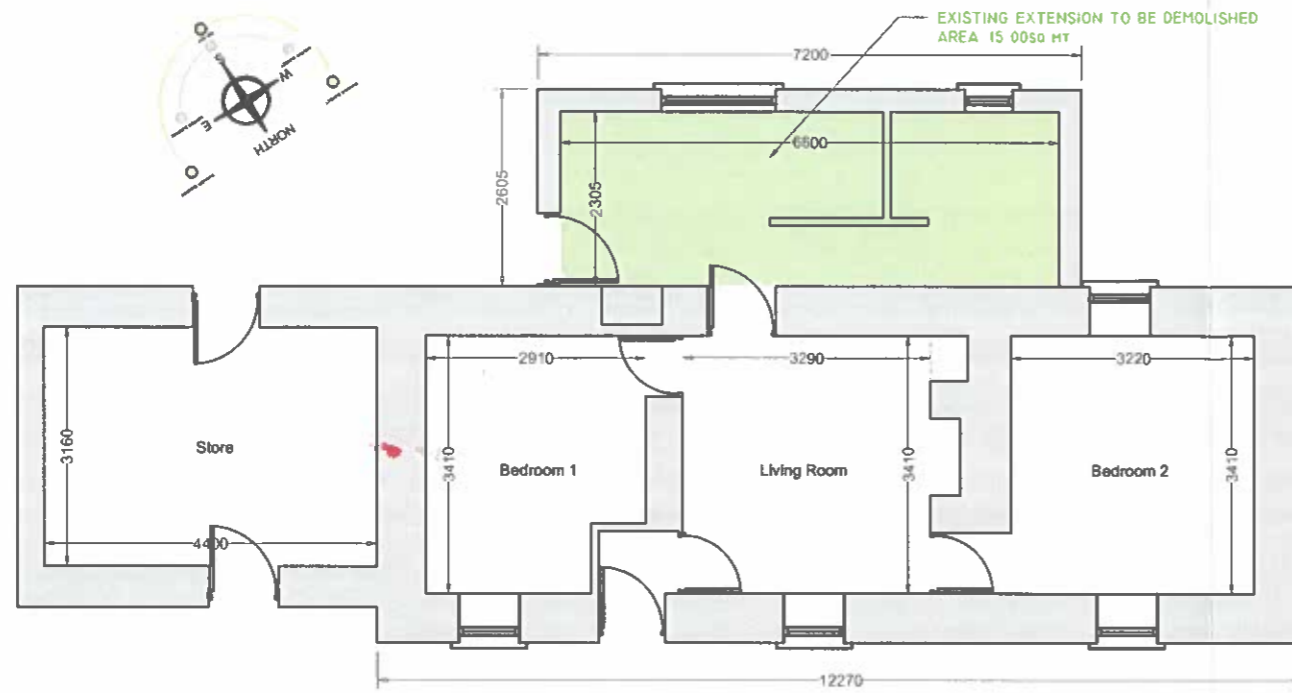
Signature: 

Date: 19/01/2026

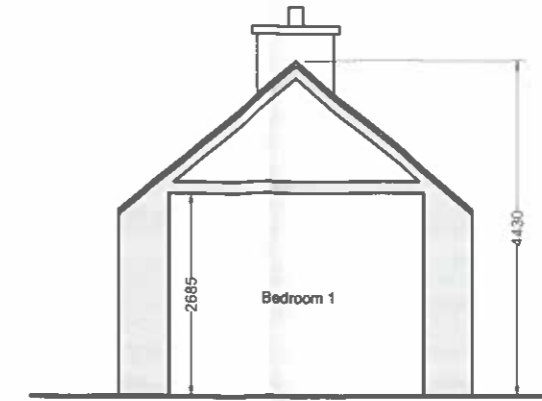
**Note:** This application must be accompanied by: -

- ✓(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





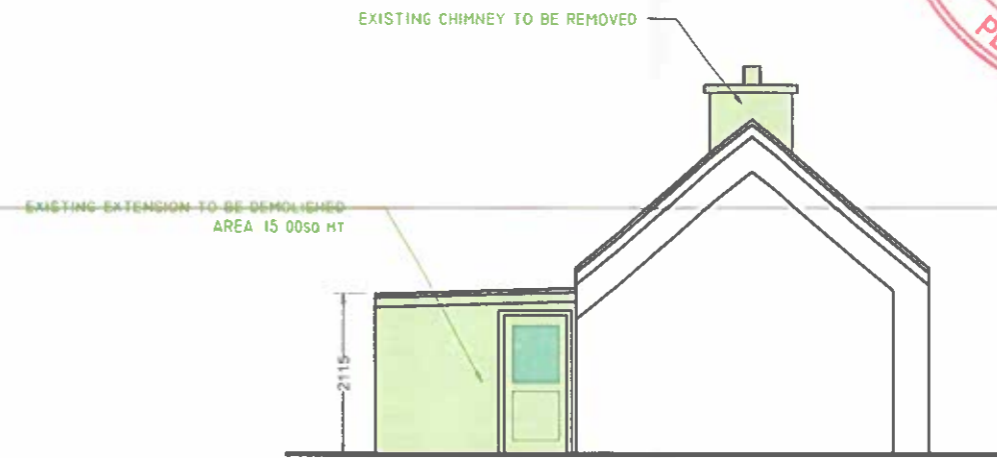
EXISTING GROUND FLOOR PLAN DWELLING FLOOR AREA 57.00sq MT  
STORE AREA 14.00sq MT



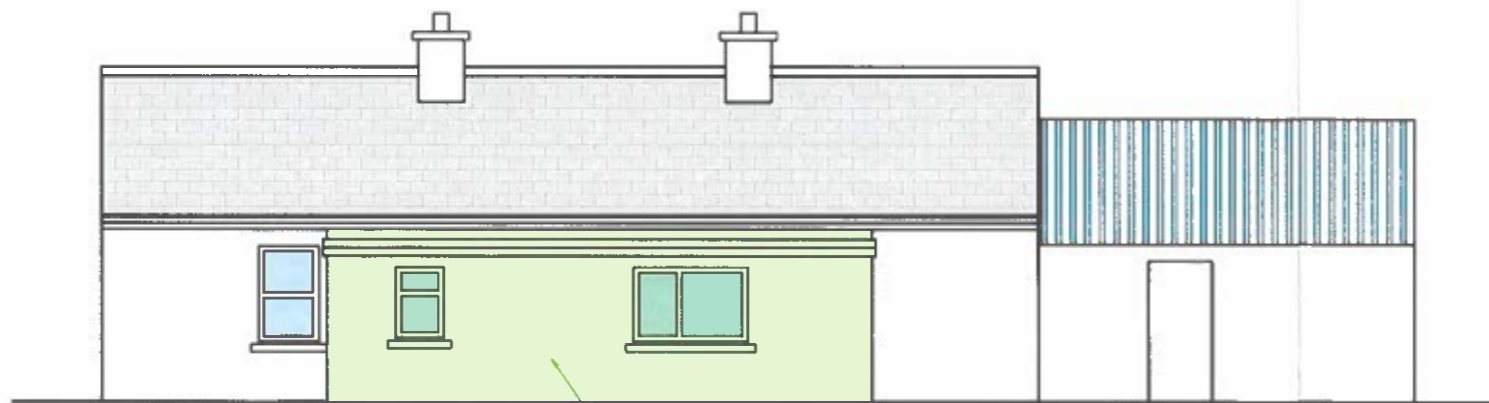
SECTION THROUGH



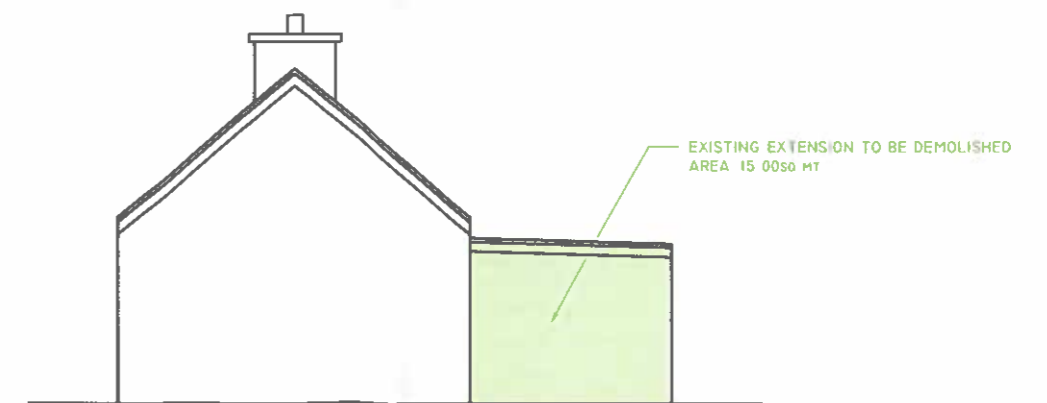
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION 02



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION 01

GENERAL NOTES:

- G1 THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS
- G2 ANY QUERIES OR DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECT/ENGINEER IMMEDIATELY
- G3 FIGURED DIMENSIONS ONLY TO BE USED.
- G4 ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.

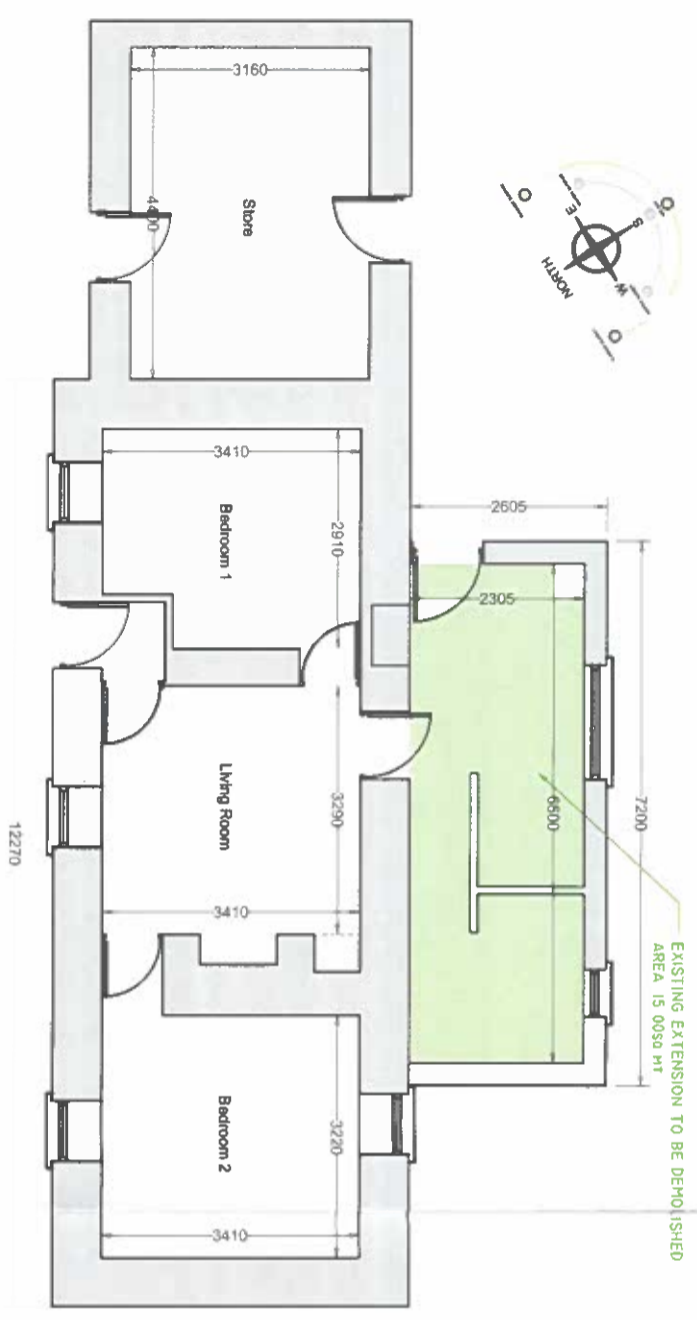
Rev No.	Date	Revision Note	By	Chk



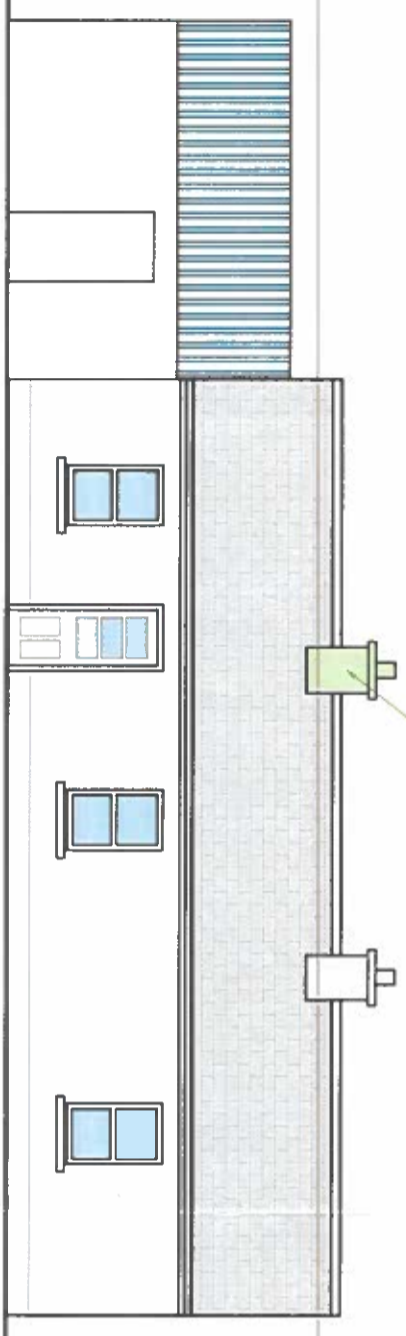
Old Church Road, Wilmstown, Co. Galway  
Email: info@deaneassociates.ie  
Web: www.deaneassociates.ie  
Tel: 094 9643079

Client: Marese Cregg  
Project: Proposed extension to Dwelling House at Cloonfower, Castlereagh, Co. Roscommon

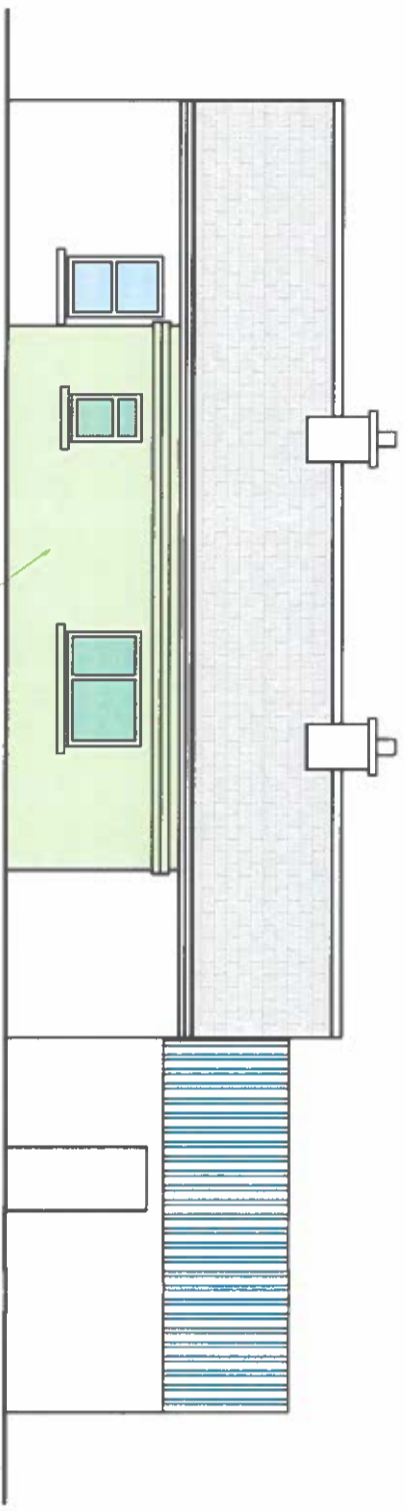
Drawing Title: Existing Dwelling House plans  
By: RK Cld: DD Scale: 1:100 @ A3 Date: Dec 2025  
Project: MC1225 Dwg No: 101 Rev: P1



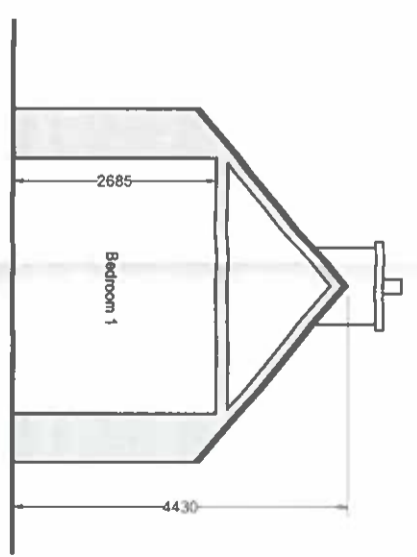
EXISTING GROUND FLOOR PLAN DWELLING FLOOR AREA 57 0050 HT  
STORE AREA 14, 0050 HT



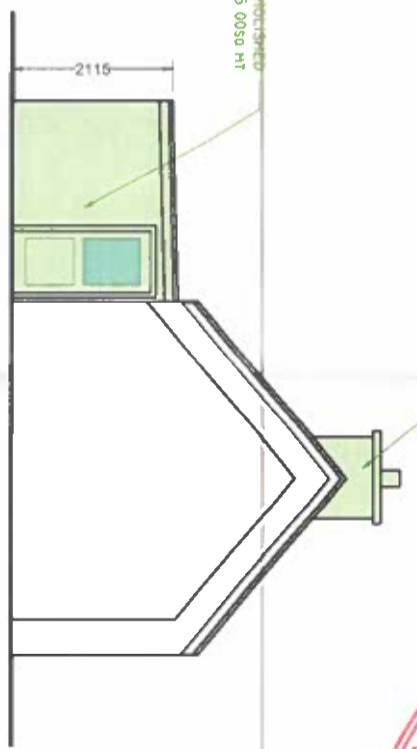
EXISTING FRONT ELEVATION



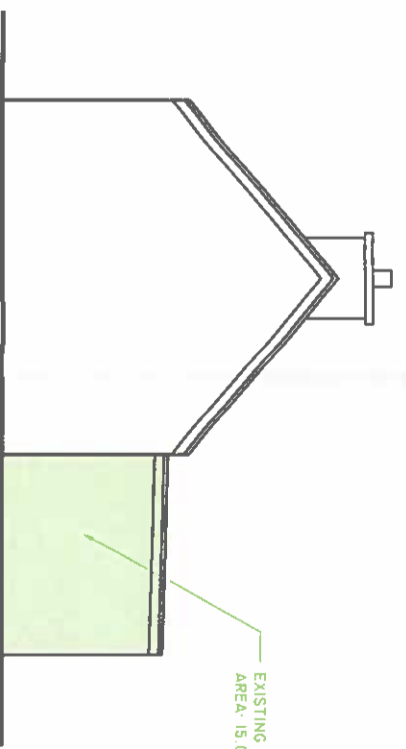
EXISTING REAR ELEVATION



SECTION THROUGH



EXISTING SIDE ELEVATION 02



EXISTING SIDE ELEVATION 01

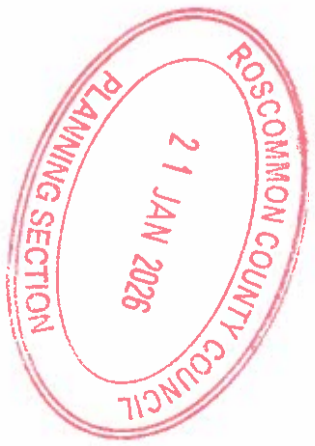
GENERAL NOTES:  
 01. THIS DRAWING IS A REVISION TO AN EXISTING DRAWING.  
 02. ANY QUANTITIES OR DIMENSIONS ARE TO BE REFERRED TO THE ARCHITECT'S DRAWINGS.  
 03. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.

Rev No.	Date	Revision Note	By	CHK

**Deane Associates**  
 Chartered Building Engineers

Client: **Marese Cregg**  
 Project: **Proposed extension to Dwelling House at Clonliffower, Castleroa, Co. Roscommon**

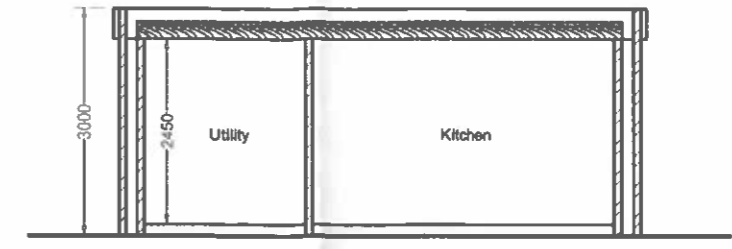
By	Rev	Date





PROPOSED EXTENSION SHADED RED  
AREA: 27sq MT

PROPOSED GROUND FLOOR PLAN | EXISTING FLOOR AREA 37.00sq MT  
PROPOSED EXTENSION AREA 27.00sq MT  
TOTAL PROPOSED AREA 64.00sq MT



SECTION THROUGH



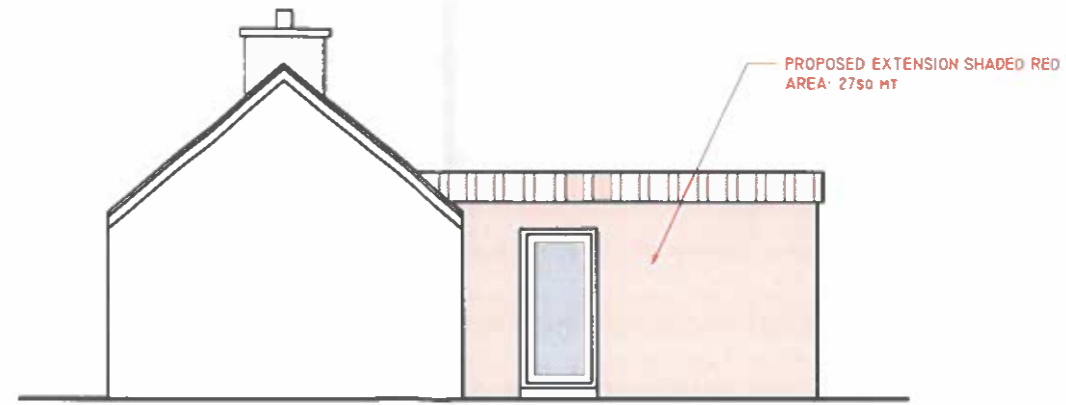
EXISTING FRONT ELEVATION



PROPOSED SIDE ELEVATION 02



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 01

GENERAL NOTES:  
G1 THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS.  
G2 ANY QUERIES OR DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECT/ENGINEER IMMEDIATELY.  
G3 FIGURED DIMENSIONS ONLY TO BE USED.  
G4 ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.

Rev No.	Date	Revision Note	By	Cnk

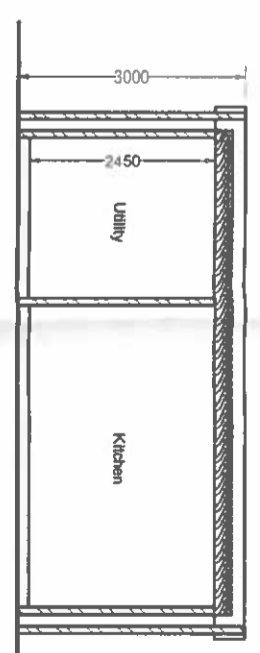
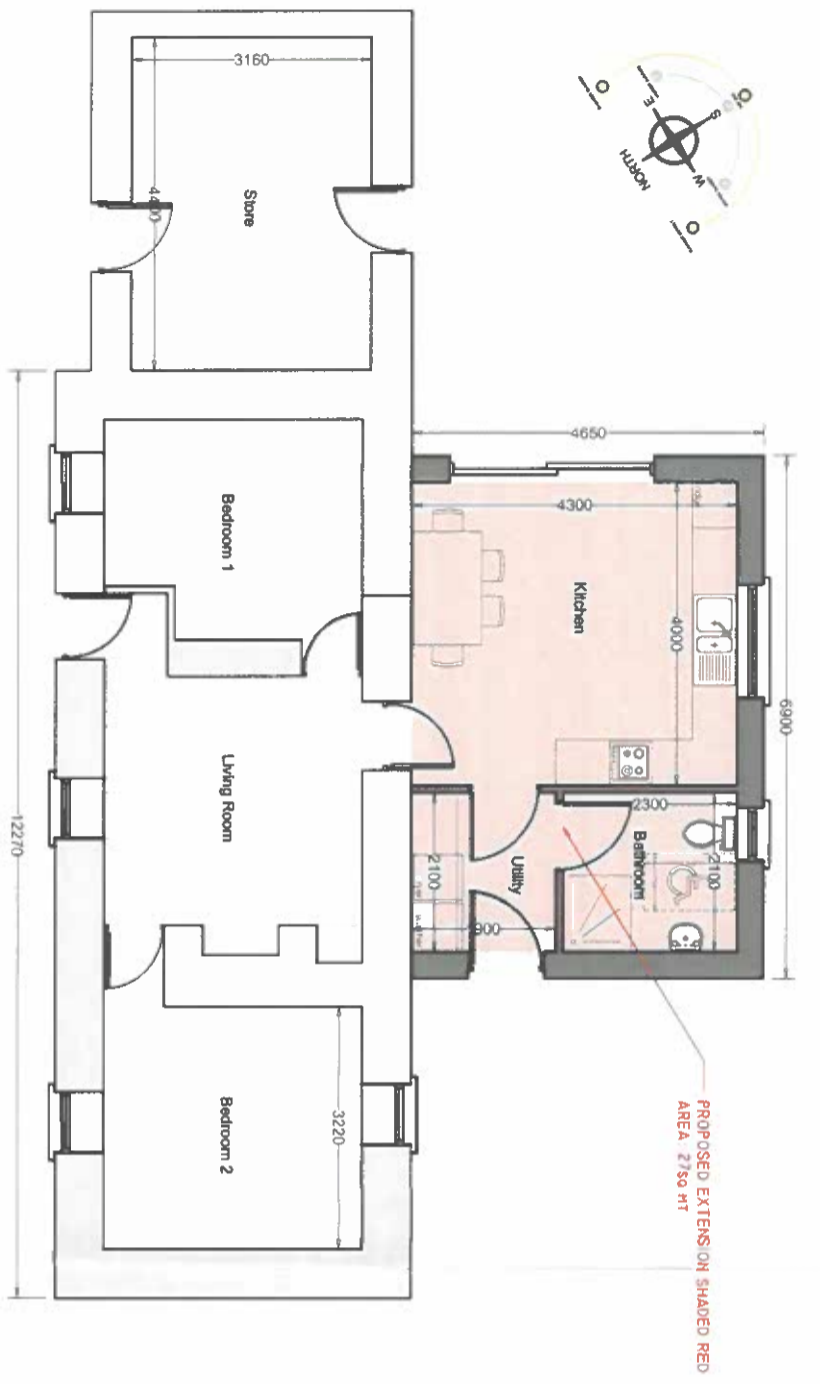
016 Church Road, Williamstown, Co. Galway  
E-mail: info@deaneassociates.ie  
Web: www.deaneassociates.ie  
Tel: 094 9643079

**Deane Associates**  
Chartered Building Engineers

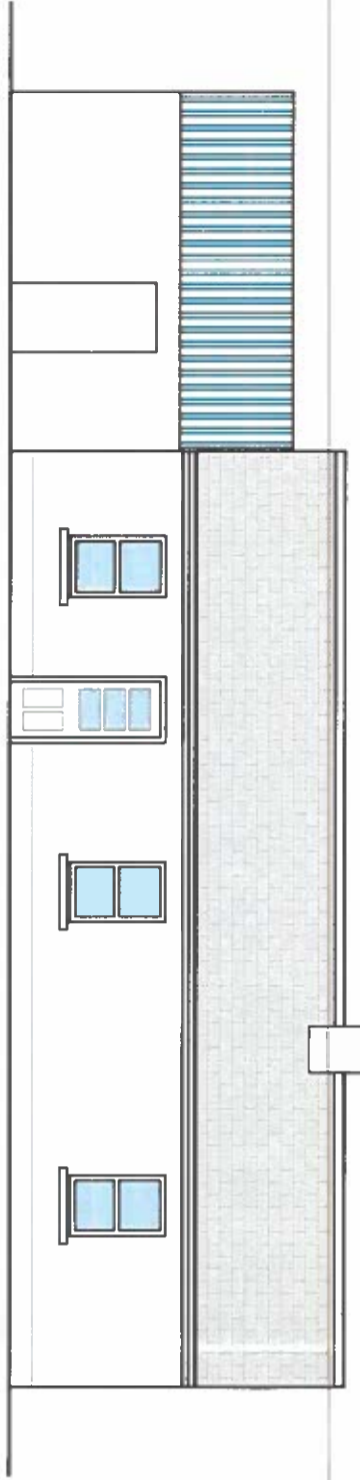
Client: **Marese Cregg**  
Project: **Proposed extension to Dwelling House at Cloonfower, Castlereagh, Co. Roscommon**

Drawing Title: <b>Proposed Dwelling House plans</b>			
By: <b>RK</b>	Ckd: <b>DD</b>	Scale: <b>1:100 @ A3</b>	Date: <b>Jan 2026</b>
Project: <b>MC1225</b>	Dwg No: <b>102</b>	Rev: <b>P0</b>	

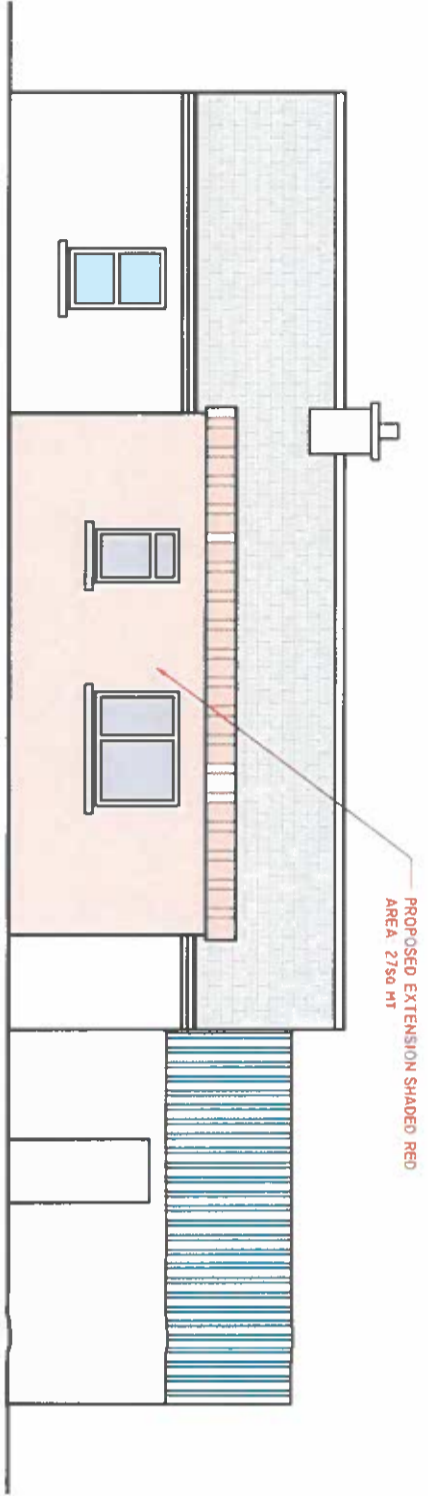
DRAWINGS ARE FOR PLANNING PURPOSES ONLY



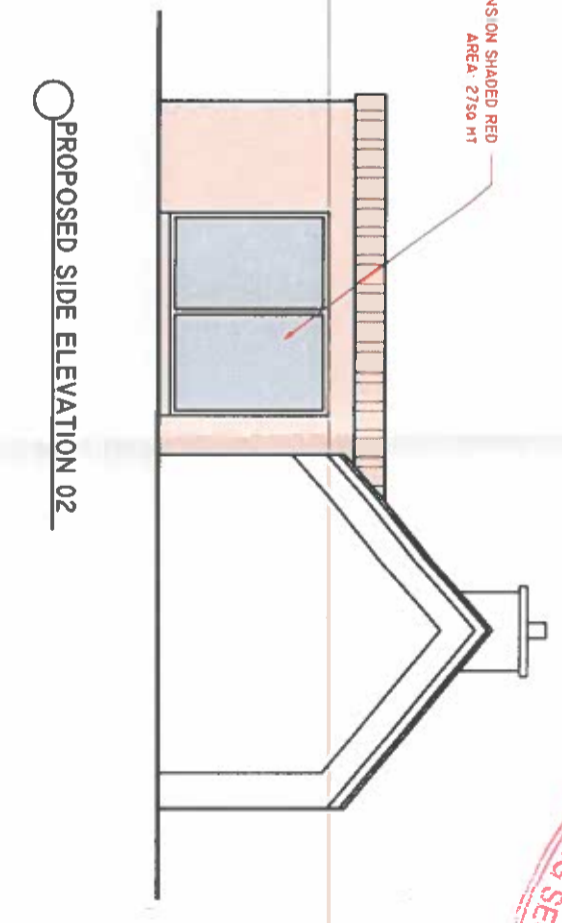
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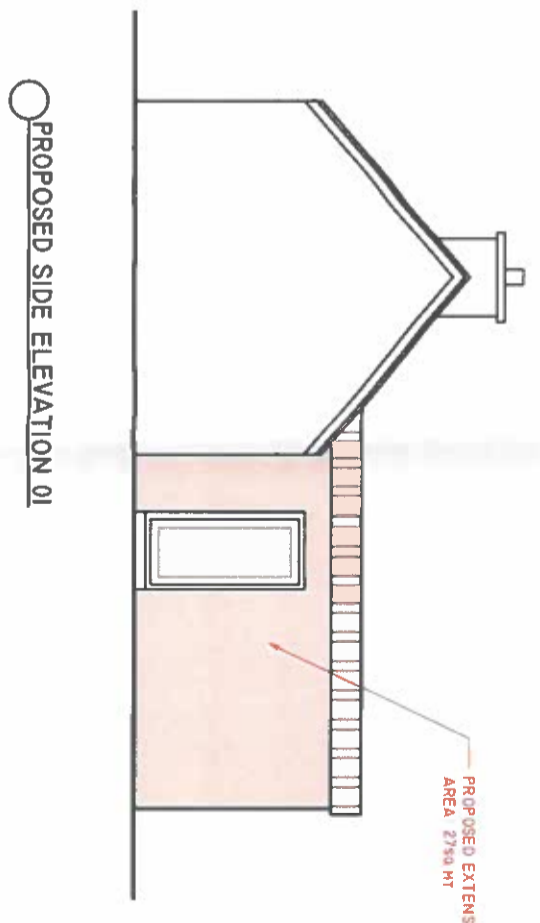
EXISTING FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 02



PROPOSED SIDE ELEVATION 01

GENERAL NOTES:  
 G1 THIS DRAWING TO BE READ IN CONNECTION WITH ALL OTHER DRAWINGS.  
 G2 ANY QUERIES OR DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECT/ENGINEER IMMEDIATELY.  
 G3 REAR/DRAWINGS ONLY TO BE USED.  
 G4 ALL DIMENSIONS IN THIS DRAWING UNLESS STATED OTHERWISE.

Rev No.	Date	Revision Note	By	CHK

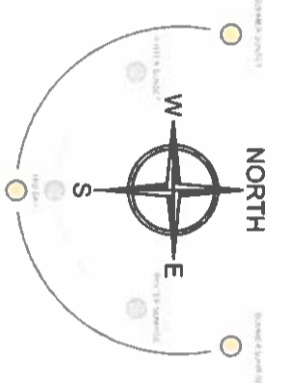
066 Church Road, Waterstown, Co. Down  
 Email: info@deaneassociates.ie  
 Web: www.deaneassociates.ie  
 Tel: 094 5941973

**Deane Associates**  
 Chartered Building Engineers

Client: **Mairse Cregg**  
 Project: **Proposed extension to Dwelling House at Clonfower, Castleroa, Co. Roscommon**

Drawing Title:	Proposed Dwelling House plans
By:	RK
Cd:	DD
Scale:	1:100 @ A3
Date:	Jan 2026
Project:	MC1225
Dwg No.:	102
Rev.:	P0

DRAWINGS ARE FOR PLANNING PURPOSES ONLY



**DRAWINGS ARE FOR PLANNING PURPOSES ONLY**

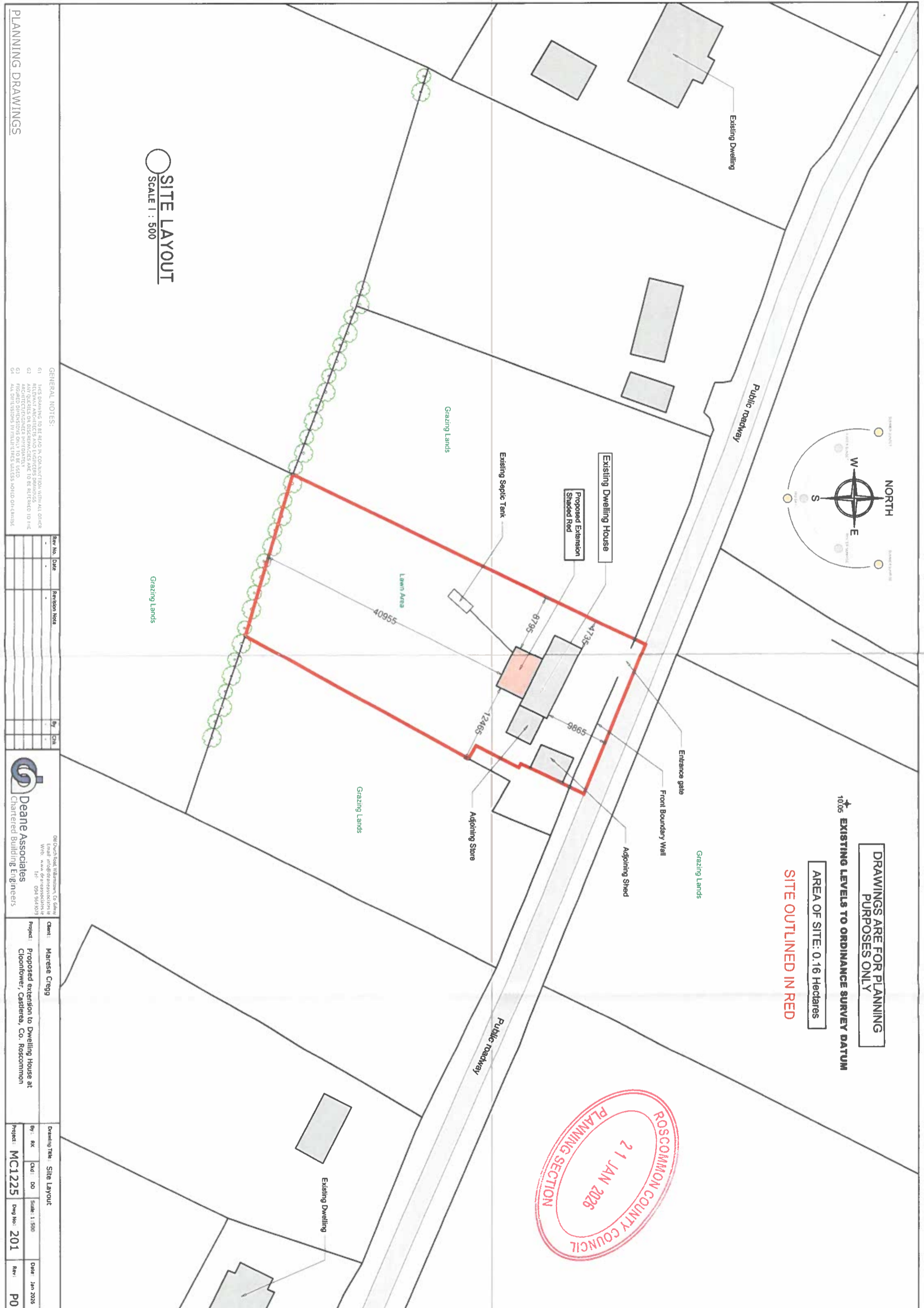
1006 **EXISTING LEVELS TO ORDINANCE SURVEY DATUM**

AREA OF SITE: 0.16 Hectares

**SITE OUTLINED IN RED**



**SITE LAYOUT**  
SCALE 1 : 500



PLANNING DRAWINGS

GENERAL NOTES:  
G1 THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER  
G2 RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS  
G3 ALL DIMENSIONS SHOWN ON THIS DRAWING TO BE REFERRED TO THE  
G4 FIGURED DIMENSIONS ONLY TO BE USED  
ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

Rev No.	Date	Revision Note	By	CHK



Client: **Marese Gregg**  
Project: **Proposed extension to Dwelling House at Cloontower, Castlebar, Co. Roscommon**

Drawing Title: Site Layout		Date
By: RK	Scale: 1:500	Date: Jan 2026
Project: MC1225	Dwg No: 201	Rev: P0

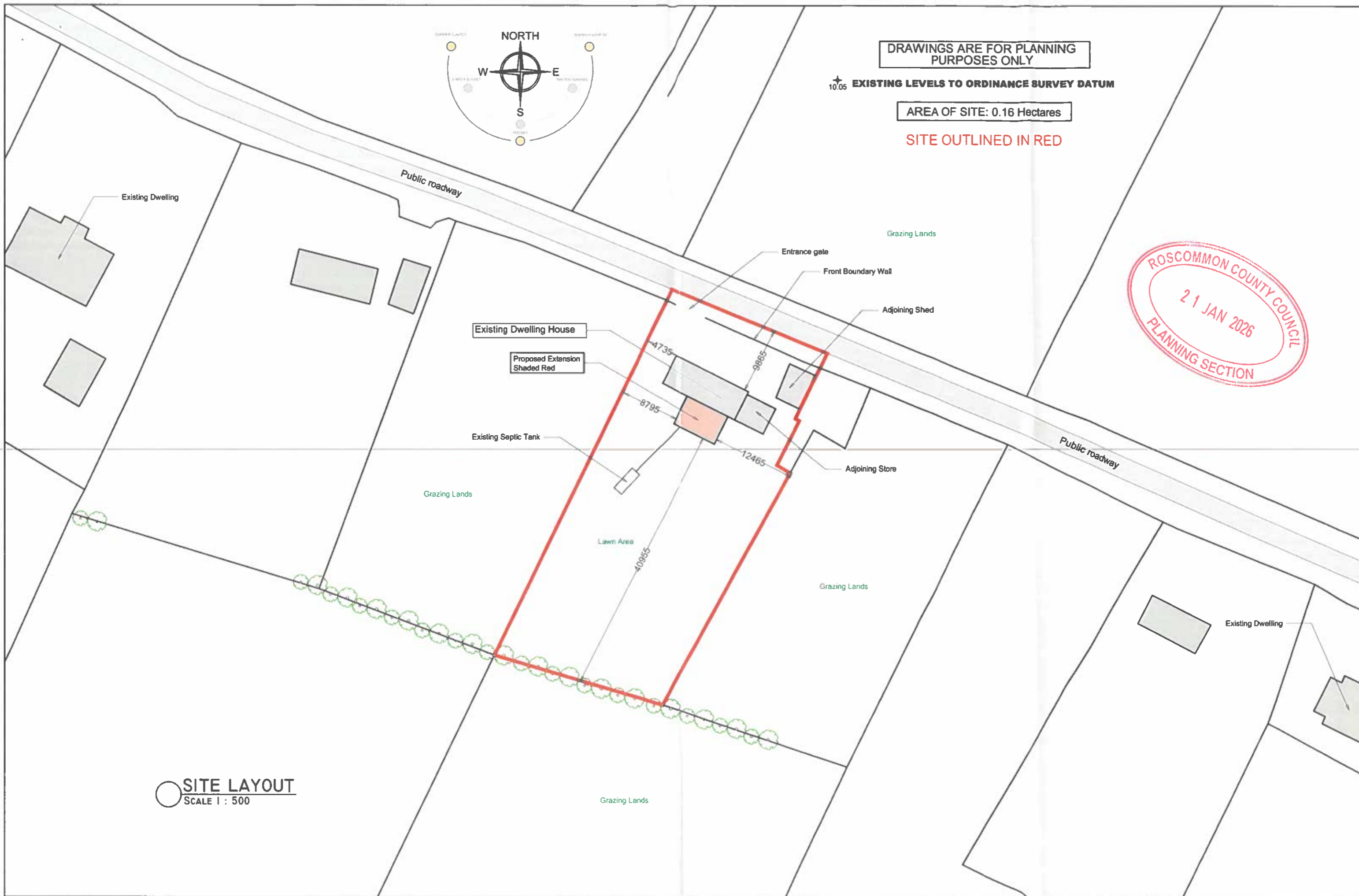


**DRAWINGS ARE FOR PLANNING PURPOSES ONLY**

**10.05 EXISTING LEVELS TO ORDINANCE SURVEY DATUM**

**AREA OF SITE: 0.16 Hectares**

**SITE OUTLINED IN RED**



**SITE LAYOUT**  
SCALE 1 : 500

**GENERAL NOTES:**  
 G1 THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS.  
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 G3 FIGURED DIMENSIONS ONLY TO BE USED.  
 G4 ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.

Rev No.	Date	Revision Note	By	Chk


**Deane Associates**  
 Chartered Building Engineers  
Old Church Road, Williamstown, Co. Galway  
 Email: info@deaneassociates.ie  
 Web: www.deaneassociates.ie  
 Tel: 091 9643073

**Client:** Marese Cregg  
**Project:** Proposed extension to Dwelling House at Cloonfower, Casterea, Co. Roscommon

<b>Drawing Title:</b> Site Layout			
<b>By:</b> RK	<b>Ckd:</b> DD	<b>Scale:</b> 1:500	<b>Date:</b> Jan 2026
<b>Project:</b> MC1225	<b>Dwg No:</b> 201	<b>Rev:</b> P0	



# Land Registry Compliant Map



Tailte Éireann

783148

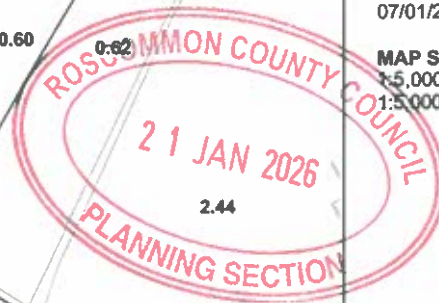
783148

OS LICENCE No.: AR 0039126

**SITE OUTLINED IN RED**

**APPLICANT OWNS LAND OUTLINED IN BLUE**

1.51 *Cluain Fobhair*  
Cloonflower



**CENTRE COORDINATES:**  
ITM 560788,782933

**PUBLISHED:** 07/01/2026 **ORDER NO.:** 50510448\_1

**MAP SERIES:** 1:5,000 **MAP SHEETS:** 2094  
1:5,000 2156

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

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**SITE LOCATION MAP**  
SCALE 1 : 2500

Rev. No.	Date	Revision Note	By	Chk	Client	Drawing Title	By	RK	Cl.	OD	Scale	Date
					Marese Cregg	Site Location Map					1:2500 @ A4	Jan 2026
					Exempted Development Application - Rear extension to dwelling house	MC225					202	P1



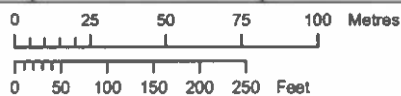
Old Church Road, Wiltinstown, Co. Galway  
Email: info@deaneassociates.ie  
Web: www.deaneassociates.ie  
Tel: 094 9643079

Client: Marese Cregg  
Project: Exempted Development Application - Rear extension to dwelling house

Drawing Title: Site Location Map  
By: RK Cl.: OD Scale: 1:2500 @ A4 Date: Jan 2026  
Project: MC225 (Dwg No: 202 Rev: P1

782718

782718



**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](http://www.tailte.ie); search 'Capture Resolution'

**LEGEND:**  
To view the legend visit [www.tailte.ie](http://www.tailte.ie) and search for 'Large Scale Legend'

