

**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/531/26

Reference Number: DED 993

Name of Applicant: Declan Faughnan

Agent: N/A

WHEREAS a question has arisen as to whether the following works 1) re roof flat roof extension; 2) remove unused chimney from single storey flat roof; 3) insulate internally; 4) replace windows; 5) replumb & 6) repair roof as outlined above at No. 9 Shannon View, Cortober, Carrick-on-Shannon, Co. Roscommon, N41 F295, 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 under Section 4 (1)(h) of the Planning and Development Act, 2000, as amended, and is therefore deemed an exempted development.  
*'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 following works 1) re roof flat roof extension; 2) remove unused chimney from single storey flat roof; 3) insulate internally; 4) replace windows; 5) replumb & 6) repair roof as outlined above at No. 9 Shannon View, Cortober, Carrick-on-Shannon, Co. Roscommon, N41 F295, 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

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

**REGISTERED POST**

Declan Faughnan,  
No. 9 Shannon View,  
Cortober,  
Carrick-on-Shannon,  
Co. Roscommon,  
N41F295.

Reference Number:           DED 993  
Application Received:       27/01/2026  
Name of Applicant:          Declan Faughnan  
Agent:                         N/A

WHEREAS a question has arisen as to whether the following works 1) re roof flat roof extension; 2) remove unused chimney from single storey flat roof; 3) insulate internally; 4) replace windows; 5) replumb & 6) repair roof as outlined above at No. 9 Shannon View, Cortober, Carrick-on-Shannon, Co. Roscommon, N41 F295, is or is not development and is or is not exempted development.

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Signed on behalf of the Council:



Mervyn Walsh,  
Administrative Officer,  
Planning.

Date: 8/5/2026

**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.

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

<b>Reference Number:</b>	DED 993
<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) re roof flat roof extension; 2) remove unused chimney from single storey flat roof; 3) insulate internally; 4) replace windows; 5) replumb & 6) repair roof, is or is not development and is or is not exempted development.
<b>Name of Applicant:</b>	Declan Faughnan
<b>Location of Development:</b>	No. 9 Shannon View, Cortober, Carrick-on-Shannon, Co. Roscommon, N41 F295.
<b>Site Visit:</b>	Yes

**WHEREAS a question has arisen as to whether whether the following works 1) re roof flat roof extension; 2) remove unused chimney from single storey flat roof; 3) insulate internally; 4) replace windows; 5) replumb & 6) repair roof 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 an existing two storey terraced dwelling and has an existing flat roof extension to the rear. The subject site is located in the village of Cortober and fronts on Shannon View (L-5080 Local Secondary Road). The site is located in land zoned as the 'Outer Core' of the JLAP Carrick-on-Shannon 2025-2031. The proposed development consists of the following works 1) re roof flat roof extension; 2) remove unused chimney from single storey flat roof; 3) insulate internally; 4) replace windows; 5) replumb & 6) repair roof.

### **Archaeological and Cultural Heritage**

No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage in the likely zone of influence of the proposed development.

### **Appropriate Assessment**

The closest European site to the proposed development is Annaghmore Lough (Roscommon) SAC (Site Code 001626) located c. 15.5km to the west 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.

It appears that the subject dwelling may have been constructed pre Planning and Development Act.

### **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

- Replace windows and doors
- Re-roof flat roof extension
- Remove chimney from single storey flat roof (unused)
- Insulate internally
- Replumb
- External gutters and fascia soffit to be repaired and replaced
- Install new heating system
- Replastering and fitting new wood rock and laminate flooring
- New electrical wiring system to be fitted
- A security system will also be fitted.

The proposed development works fall under Section 4 (1)(h) of the Planning and Development Act, 2000, as amended, and is therefore deemed an exempted development.

#### **Recommendation**

**WHEREAS a question has arisen as to whether** the following works 1) re roof flat roof extension; 2) remove unused chimney from single storey flat roof; 3) insulate internally; 4) replace windows; 5) replumb & 6) repair roof as outlined above at No. 9 Shannon View, Cortober, Carrick-on-Shannon, Co. Roscommon, N41 F295, 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 under Section 4 (1)(h) of the Planning and Development Act, 2000, as amended, and is therefore deemed an exempted development.  
*'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 following works 1) re roof flat roof extension; 2) remove unused chimney from single storey flat roof; 3) insulate internally; 4) replace windows; 5) replumb & 6) repair roof as outlined above at No. 9 Shannon View, Cortober, Carrick-on-Shannon, Co. Roscommon, N41 F295, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:   
Graduate Planner

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

Signed:   
Senior Executive Planner

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









# MEMORANDUM

**To:** North Roscommon Area.

**From:** Mervyn Wash, 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)re-roof flat roof extension; 2)remove unused chimney from single storey flat roof; 3)insulate internally; 4)replace windows; 5)replumb & 6)repair roof at No. 9 Shannon View, Cortober, Carrick-on-Shannon, Co. Roscommon, N41F295, is or is not development and is or is not exempted development.

**Applicant:** Declan Faughnan

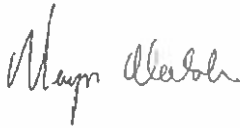
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**Planning Ref:** DED 993

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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 Declan Faughnan for the said development above, which was received on 26<sup>th</sup> January, 2026.

Please let me have your recommendation.



---

Mervyn Walsh,  
Administrative Officer,  
Planning Department.



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Declan Faughnan,  
No. 9 Shannon View,  
Cortober,  
Carrick-on-Shannon,  
Co. Roscommon,  
N41F295.

Date: 29<sup>th</sup> January, 2026  
Planning Reference: DED 993

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)re-roof flat roof extension; 2)remove unused chimney from single storey flat roof; 3)insulate internally; 4)replace windows; 5)replumb & 6)repair roof at No. 9 Shannon View, Cortober, Carrick-on-Shannon, Co. Roscommon, N41F295., 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 26<sup>th</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. L01/0/238893 dated 27<sup>th</sup> January, 2026 receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 993**.  
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  
09086 37100

27/01/2026 10 21 52

Receipt No. : L01/0/238893

DECLAN FAUGHNAN  
NO 8 SHANNON VIEW  
CORTOBER  
CARRICK ON SHANNON  
CO. ROSCOMMON

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 993	

---

Total : 80.00 EUR

Tendered :  
Cheque 80.00  
501524

Change : 0.00

Issued By : Louis Carroll  
From : Central Cash Office



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Áras an Chontae,  
Roscommon, SECTION  
Co. Roscommon.

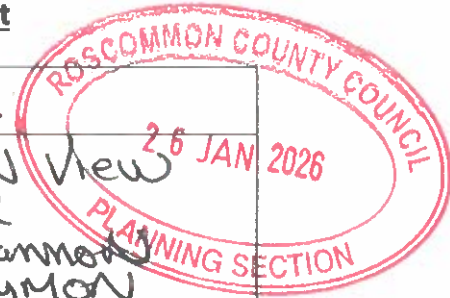
Phone: (090) 6637100

Email: [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie)

### Roscommon County Council

#### Application for a Declaration under Section 5 of the Planning & Development Act 2000, regarding Exempted Development

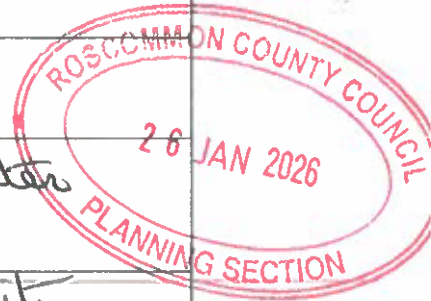
Name:	Declan Foughman
Address:	No 9 SHANNON View CORBOBER CK-ON-Shannon Co Roscommon
Name & Address of Agent:	N/A
Nature of Proposed Works	Re-roof FLAT roof Extension + PORCH UNUSED CHIMNEY FROM SINGLE STORY FLAT ROOF. INSULATE internally, REPAIR WINDOWS RE PLUMB REPAIR REPAIR ROOF
Location (Townland & O.S No.)	CORBOBER 204798 (N41 F895)
Floor Area	92.46 M
Height above ground level	This Project is Renovation of Existing House - NO EXISTING EXTENSION TO EXISTING SIZE OF HOUSE - SO OPEN SPACE REMAINS THE SAME
Total area of private open space remaining after completion of this development	
Roofing Material (Slates, Tiles, other) (Specify)	MAIN ROOF EXISTING SLATES. FLAT ROOF EXISTING EXTENSION
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	PROPERTY IS NOT BEEN EXTENDED. EXISTING PLASTER FINISH IN CREAM WILL REMAIN
Is proposed works located at front/rear/side of existing house.	REAR, SIDE + FRONT - REPAIRS



## Roscommon County Council

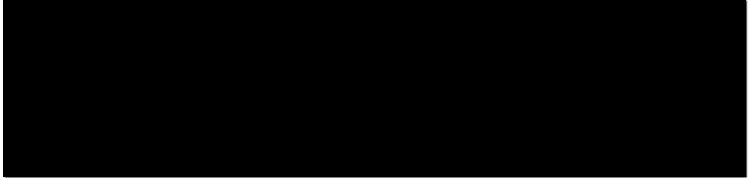
**Application for a Declaration under Section 5 of the Planning & Development Act 2000,  
regarding Exempted Development**

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
Proposed use of land or structure	Family Home
Distance of proposed building line from edge of roadway	Approx 4 Metres
Does the proposed development involve the provision of a piped water supply	NO - Existing water supply
Does the proposed development involve the provision of sanitary facilities	NO - Existing sanitary in place



Signature: *[Handwritten Signature]*

Date: 26/11/25

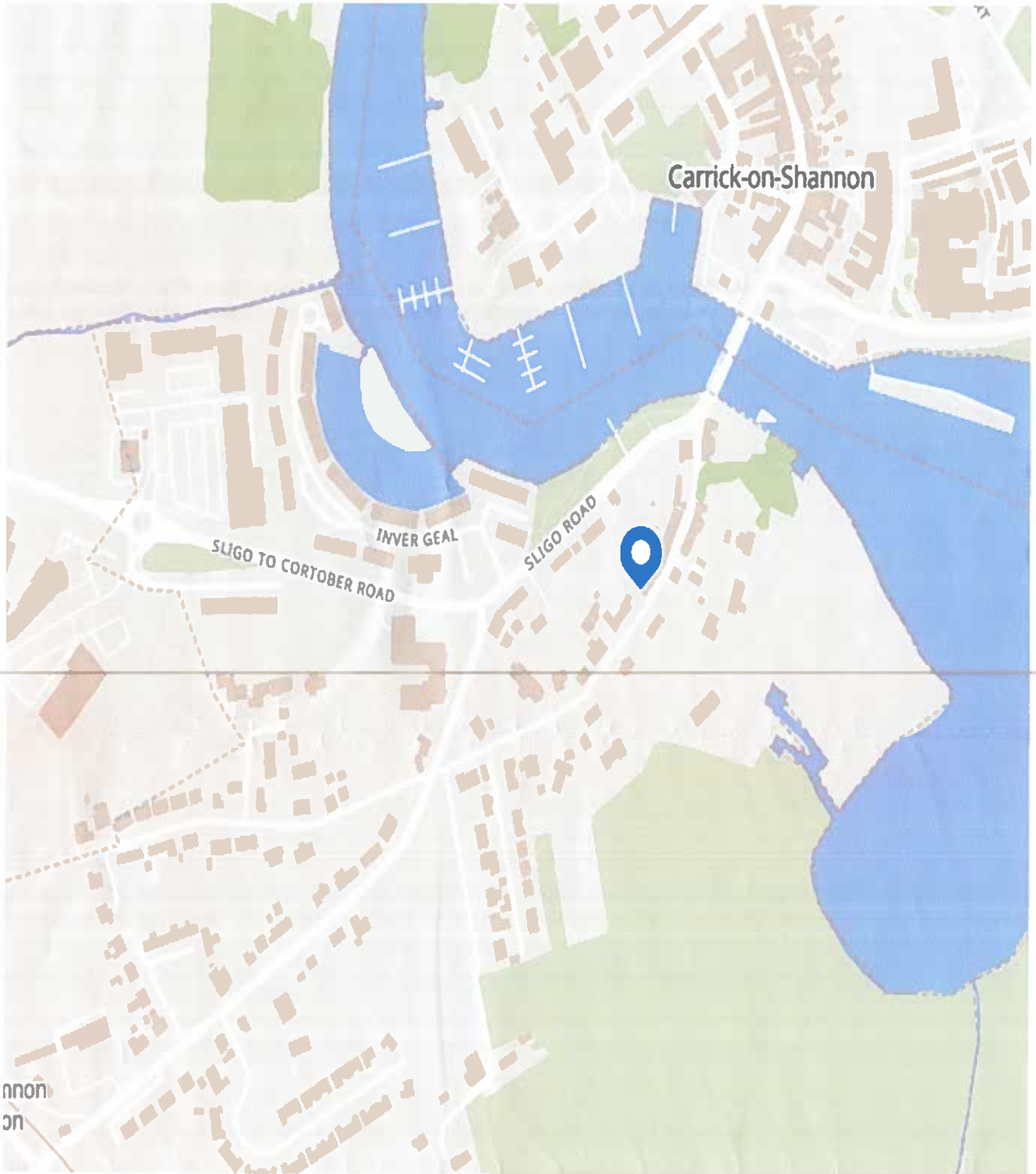


**Note:** This application must be accompanied by:-

- (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

- upgrade of Existing House only - No extension  
See Drawings





non  
on

N4 F295



Declan & Margaret Faughnan

9 Shannon View

Cortober

Co.Roscommon



Hi

- 1) Please see attached site layout plan 1:500 as requested.
- 2) Design – the property is not been extended and the only adjustment to the outside is to the back of the property, it is proposed to fit a window to each of the bedrooms which will provide a means fire escape from the 1<sup>st</sup> floor. There are no houses directly behind this property and is not overlooked,
- 3) The flat roof will be replaced with an insulated roof including the removal of an unused chimney. Other chimneys are to be repaired as the are weeping damp into the house. External gutters are to be repaired or replaced with same.
- 4) All other works are internal ie. Insulating the floors walls and ceiling. Fitting new treble glazed windows and composite doors. Fitting new oil heating system. Re plastering and fitting new woodwork and laminate flooring. A new electrical wiring system is to be fitted, a security system will also be fitted.

Please contact by phone or email if any further information is required

**Site Location Map. Scale 1:1000. Date December 2025. Site Outlined in Red**  
**Property at 9. Shannon View, Cortober, Carrick-on-Shannon, Co. Roscommon.**

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**Tailte Éireann**



**CENTRE COORDINATES:**  
 ITM 593611,799161

**ORDER NO.:**  
 50388589\_2

**PUBLISHED:**  
 13/03/2024

**MAP SHEETS:**  
 1:1,000 1804-13  
 1:2,500 1804-C

**— SITE OUTLINED IN RED**

**— EXISTING RIGHT OF WAY THROUGH THE PROPERTY**

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

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This topographic map does not show legal property boundaries, nor does it show ownership of individual features.

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**LEGEND:**  
 To view the legend visit [www.tailte.ie](http://www.tailte.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.tailte.ie](http://www.tailte.ie); search 'Capture Resolution'

**OUTPUT SCALE: 1:1,000**



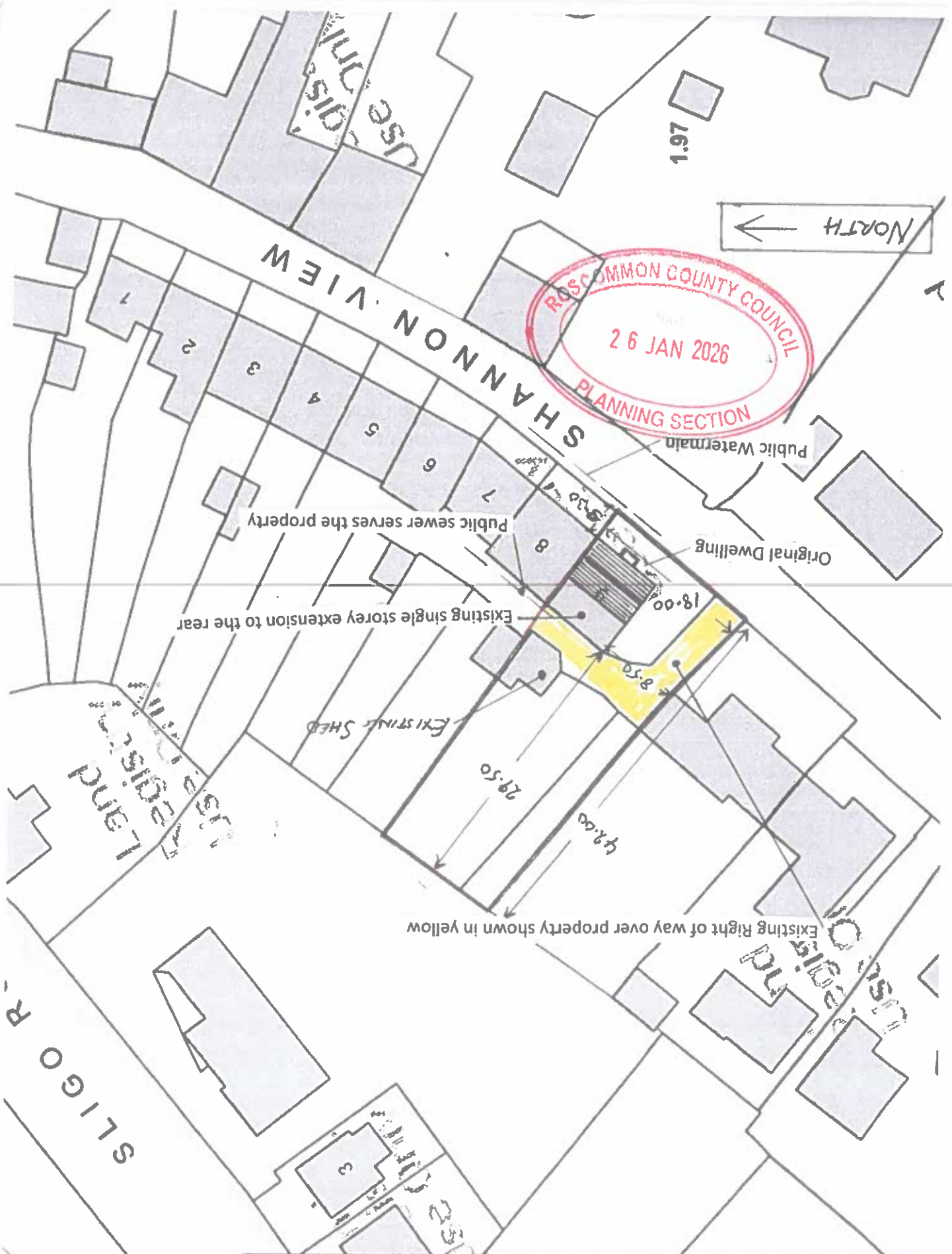
593727  
 799247

593727  
 799075

593494  
 799247

593494  
 799075

Site Layout Drawing. Scale 1:500. Date December 2025. Site Outlined in Red  
Property at 9, Shannon View, Cortober, Carrick-on-Shannon, Co. Roscommon.  
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NORTH

ROSCOMMON COUNTY COUNCIL  
26 JAN 2026  
PLANNING SECTION

SHANNON VIEW

1.97

Public sewer serves the property

Existing single storey extension to the rear

EXISTING SHED

Original Dwelling

Public Watermain

Existing Right of way over property shown in yellow

LAND READING ROAD

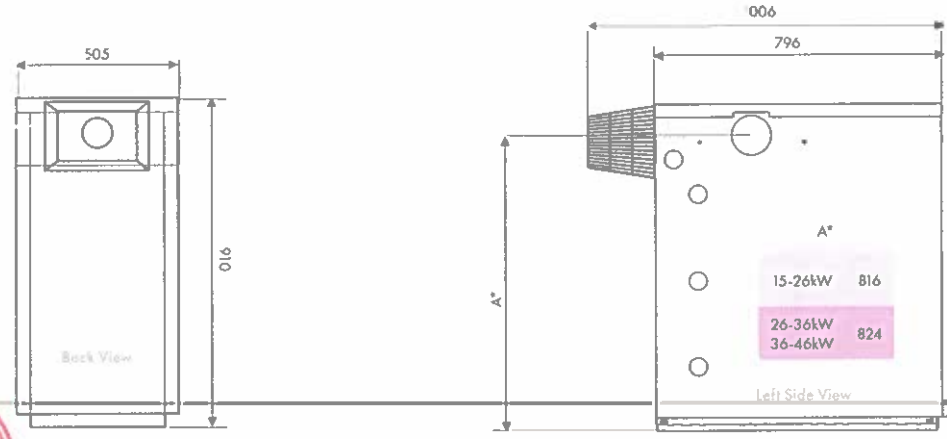
SLIGO ROAD

# Vortex External Range Technical Specifications

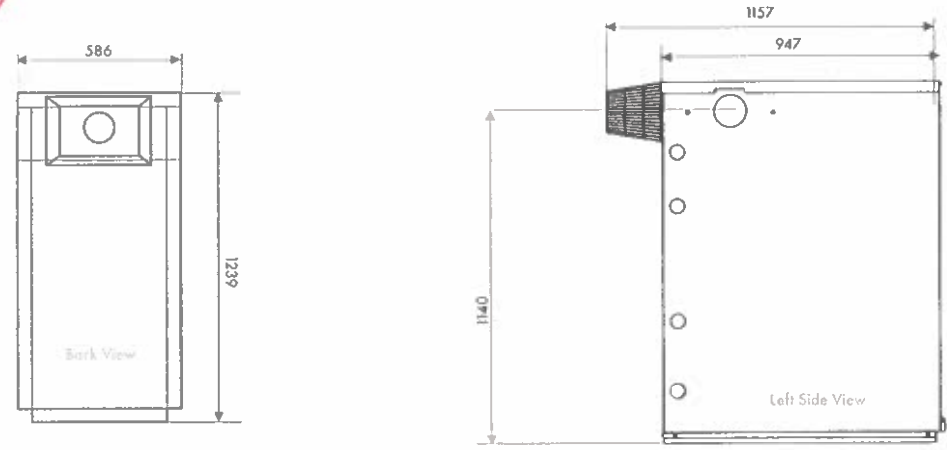
Model	Output	Output	Set Output	Flow Connection	Return Connection	Weight (dry)
	kW	Btu/h	kW	mm	mm	kg
VORTMOD1526P	15-26	50 - 90,000	21	22	22	130
VORTMOD2636P	26-36	90 - 123,000	31	1" BSP	28	144
VORTMOD3646P	36-46	123 - 157,000	41	28mm	28	144
VORTMOD4670P	46-70	157 - 240,000	58	1 1/4" BSP	1 1/4" BSP	282

## Dimensions (mm)

Vortex External  
15-26, 26-36, 36-46kW



Vortex External  
46-70kW



## Technical Specifications

### Horizontal

	430MM	580MM	680MM
Height (mm)	430	580	680
Width per section (mm)	80	80	80
Depth (mm)	95	95	95
Centres (mm)	Add 100mm to width of rad	Add 100mm to width of rad	Add 100mm to width of rad
Water Volume (L)	0.25	0.34	0.39
Output 20(W)	28	38	41
Output 50(W)	92	124	142

Sections	430MM			580MM			680MM			Width of rad (mm)
	Code	Output	Output	Code	Output	Output	Code	Output	Output	
		W ΔT20	W ΔT50		W ΔT20	W ΔT50		W ΔT20	W ΔT50	
6	GALU4306	169	552	GALU5806	228	744	-	-	-	480
8	GALU4308	225	736	GALU5808	304	992	GALU6808	330	1136	640
10	GALU43010	281	920	GALU58010	380	1240	GALU68010	413	1420	800
12	GALU43012	338	1104	GALU58012	456	1488	GALU68012	495	1704	960
14	GALU43014	394	1288	GALU58014	532	1736	GALU68014	578	1988	1120
15	-	-	-	GALU58015	570	1860	-	-	-	1200
16	-	-	-	GALU58016	608	1984	-	-	-	1280
18	-	-	-	GALU58018	684	2232	-	-	-	1440
20	-	-	-	GALU58020	760	2480	-	-	-	1600



### Vertical

	1842MM	2042MM
Height (mm)	1842	2042
Width per section (mm)	80	80
Depth (mm)	80	80
Centres	Add 100mm to width of rad	Add 100mm to width of rad
Water Volume (L)	0.68	0.75
Output 20(W)	79	85
Output 50(W)	271	293

Sections	1842MM			2042MM			Width of rad (mm)
	Code	Output	Output	Code	Output	Output	
		W ΔT20	W ΔT50		W ΔT20	W ΔT50	
6	GALUV18426	474	1626	GALUV20426	510	1758	480
8	GALUV18428	632	2168	GALUV20428	680	2344	640

Please note: Afnia aluminum radiators are sized in accordance with the heat requirement of each individual room. If radiators need to be changed to



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# Garos 2 Row 24 Mod Surface Board 7 way 7 x MCB Consumer Unit



Manufacturer: [Garos](#)

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solution, designed to provide both functionality and aesthetic appeal. This consumer unit seamlessly integrates into any space with its modern and stylish design, making it an ideal choice for both residential and commercial installations.

With a rated current of 80A and a rated voltage of 230 V AC, the GARO consumer unit ensures reliable and consistent performance. Operating at a frequency of 50/60Hz, it is equipped to handle various electrical demands efficiently. The unit boasts a rated short circuit capacity of 10A, providing robust protection against electrical faults.

At the core of this consumer unit is a double pole MCB with a 10KA rating and a capacity of 63A, ensuring safety and stability in the electrical system. Additionally, it includes 2 RCCBs and 7 MCBs, enhancing its versatility and comprehensive protection capabilities. Although it does not include surge protection, the unit offers ample space for additional devices with 11 free ways.

The dimensions of the unit are designed for practical installation and space management, with a height of 419mm, width of 285mm, and depth of 118mm. It is built to withstand a wide range of ambient temperatures from -25°C to +40°C, ensuring durability and reliable performance under various environmental conditions. Complying with the EN 61439-3 standard, the GARO consumer unit meets high safety and quality benchmarks.

Overall, the 2 Row 24 Mod Surface Board 7-way 7 x MCB Consumer Unit by GARO is an excellent choice for those seeking a dependable, easy-to-install, and visually appealing circuit protection solution.

Newsletter

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# Home Energy Upgrade Advisory Report

Your Journey to Upgrading Your Home

Your Journey From **F** to **B1**

9 Shannon View  
Cortober  
Co. Roscommon

Age of Building 1930  
Dwelling Floor area m2 98.9

The below upgrades are suggestions and are cumulative in the order in which they are listed. The specifications below amount to the upgraded results based on a maximum permitted u-value and / or performance value of utilised specifications



### Potential Impact of the recommended energy upgrades

Energy Upgrade	HLI	Uplift	Energy Value	CO2	BER Rating
	W/m <sup>2</sup>	kWh/m <sup>2</sup> yr	kWh/m <sup>2</sup> yr	kgCO <sub>2</sub> /m <sup>2</sup> yr	
<b>Current State</b>		4.99	367.83	86.3	F
<b>Floors</b>					
Place 150mm Kingspan Kooltherm K3 Floorboard (or similar) throughout with a Thermal Conductivity of 0.021 w/mk, With edge insulation on the perimeter of depth 25mm and height below ground of 150mm to limit cold bridging.	4.588	25.38	362.45	89.65	E2
<b>Roofs</b>					
Place 150mm Earthwool (or similar) between joist and a second layer of 150mm over joist with a thermal conductivity of 0.044wmk obtaining a u-value of not more than 0.13wm2k	4.247	22.25	340.2	83.82	E2
Insulate sloped roof -- 100mm Kingspan Kooltherm K7 pitched Roof Board between rafters and 62.5mm Kooltherm K18 Insulated plasterboard over rafters to achieve a minimum U-Value of 0.22 wm2k	3.811	29.41	310.79	76.11	E1
Insulate flat roof -- 150mm Kingspan Thermaroof TR26 laid over ply /rafters to achieve a minimum U-Value of 0.2 wm2k	3.074	52.49	258.3	62.36	D1
<b>Walls</b>					
Block up 2 nr. existing fireplaces and replace solid fuel range with a solid fuel stove with back boiler	2.965	99.43	240.77	57.07	D1
Existing Exterior Stone Walls to be Insulated internally with 72.5mm Kingspan Kooltherm K18 Insulated Plasterboard (or equivalent) with a thermal conductivity of 0.021wmk and to achieve a maximum U-Value of 0.31wm2k	2.105	132.99	177.8	40.82	C2
Existing Extension Walls to be Insulated Internally with 72.5mm Kingspan Kooltherm K18 Insulated Plasterboard(or equivalent) with a thermal conductivity of 0.021wmk and to achieve a maximum U-Value of 0.31wm2k	1.859	18.66	159.14	36	C1
<b>Doors</b>					
Composite Doors to be Installed with a maximum U-Value of 0.10wm2k (dimensions of doors to be confirmed)	1.785	5.73	153.41	34.52	C1
<b>Windows</b>					
Munster Joinery Future proof Triple Glazed PVC Windows to be Installed throughout (Awaiting Full Specification). All windows to have a maximum uvalue of .72wm2k	1.526	19.80	133.61	29.42	B3
<b>Heating System</b>					
Upgrade Heating controls to include time and temperature zone controls	1.526	35.58	98.03	22.03	B1
<b>Possible Additional Energy Upgrades</b>					
<b>Solar Photovoltaic</b>					
Install 8No. 420 Watt PV Panels on South East Facing Roof - Total of 2.74kwp	1.526	48.56	49.47	15.82	A2

Your Retrofitted home's Energy Performance	Final HLI 1.526	CO2 Savings Tonnes 8	Final Rating A2
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# MUNSTER JOINERY (REPLACEMENT)

HEAD OFFICE: BALLYDESMOND, CO. CORK. Tel 064-7751151. Web [www.munsterjoinery.ie](http://www.munsterjoinery.ie)



Des.	Qty.	Product Range	Colour Outside	Colour Inside	Material	T.Vents	P.Vents	FEW	R Fit	Y Fit			
Wds.						Wrp	Obs. Wds.	FFL to DPC					
Wds.						Wrp	No. Steel	Size Pole	Round	Square			
F. Door						4PT	Source / Name on Enquiry:						
B. Door						4PT	No. Wds. to fit (1 Wd)	@€	No. Box Wds.	@€			
D. Door						4PT	No. Steel Wds.	@€	Colour Silicone				
Boiler						4PT	Cheek Lining	Yes	No	Supply Skip? No Items Price			
Garage							Wide Reveals	Yes	No	Supply Wd Bds? (Why?)			
Patios						No. Doors	No. Patio/Doors to Fit	@€	Supply Cover Bds?	Size			
							Knock Wall	Yes	No	Colour of Bds?			
						Fitting (Wd&Dr)	€	Skip	€	Wd. Bds	€	€	Total

**SHOW F/F or O/A - SHOW CILL TYPES & SIZES  
1 PRODUCT / MATERIAL TYPE PER PAGE - WRITE CLEARLY  
NUMBER EACH ITEM INDIVIDUALLY AS PER ELEVATION**

**HANDLES  
(Colour & Type)  
OPEN IN / OUT**

VENTS GLASS TYPE Contract No. Production No.

276072

Name: Declan Faughin  
Address: 9 Shannon View  
Cork

Tel. No.  
Site/Job Address:

(N): d' m' Sat Nav  
(W): d' m' Sat Nav

Directions to Site (Delivery for Y Fit)

(N): d' m' Sat Nav  
(W): d' m' Sat Nav

**SUB TOTAL FOR THIS MATERIAL BEFORE VAT** €

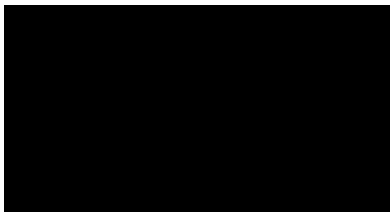
TO BE COMPLETED ON FRONT PAGE OF ORDER ONLY	
YES <input type="checkbox"/>	NO <input type="checkbox"/>
<b>RENTED ACC.</b>	
Net Total Order	€
Add V.A.T. @	€
Grand Total	€
Deposit	€
Deposit Date	
Balance	€
Balance Date	

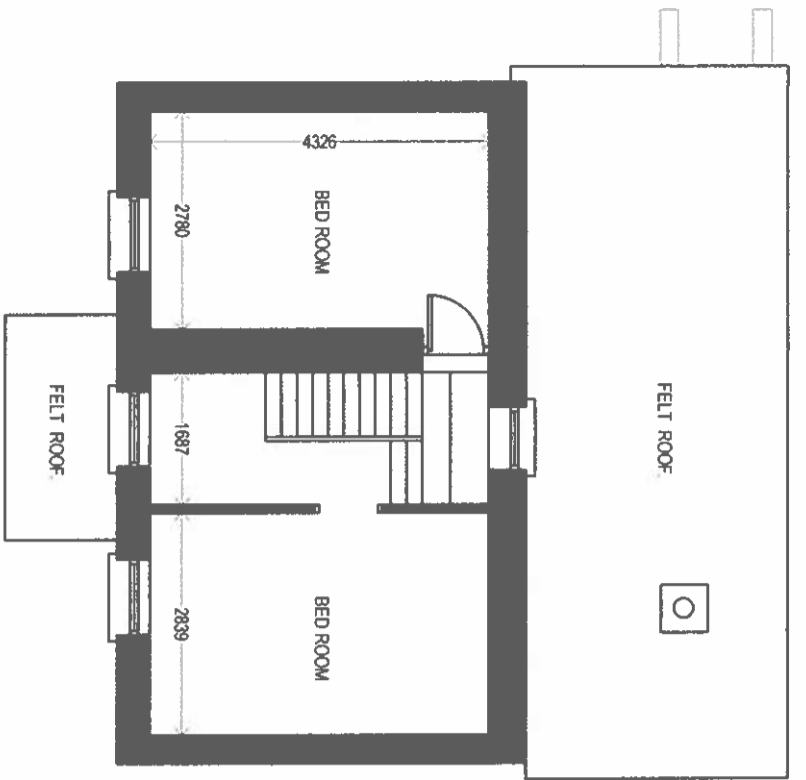
12 Futureproof windows  
90mm frames thermally broken  
32mm triple glazed unit  
Triple vent

1 Futureproof PVC double glazed  
Triple glazed

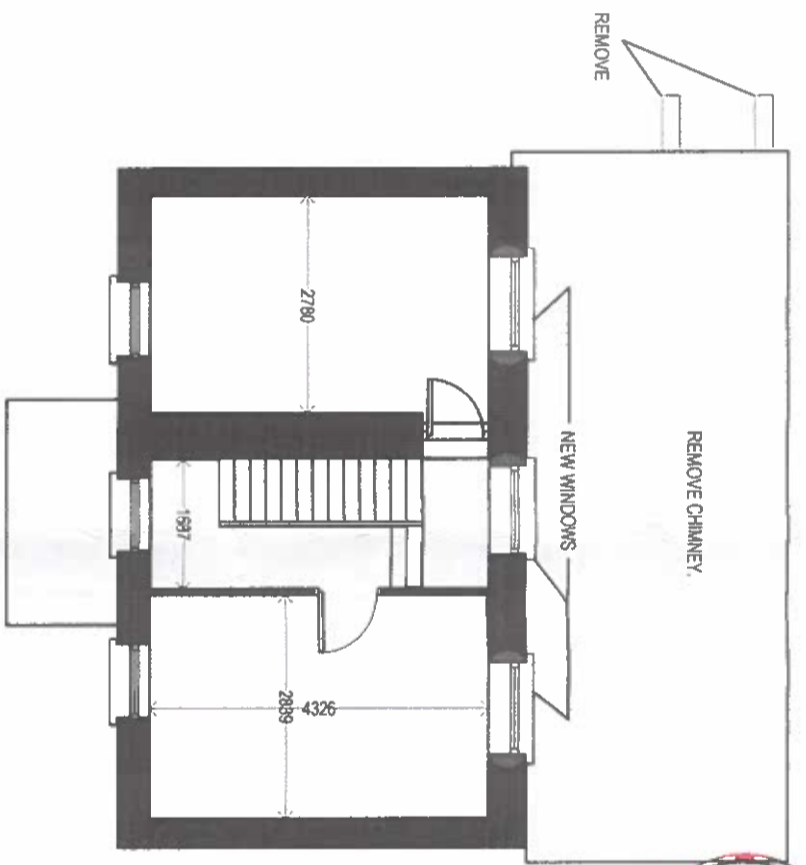
1 Composite door in hardwood surround  
Supply & fit  
€13600 + 13 1/2% VAT

upgrade front door to  
"Signature" hardwood door unit  
extra €1150 + VAT

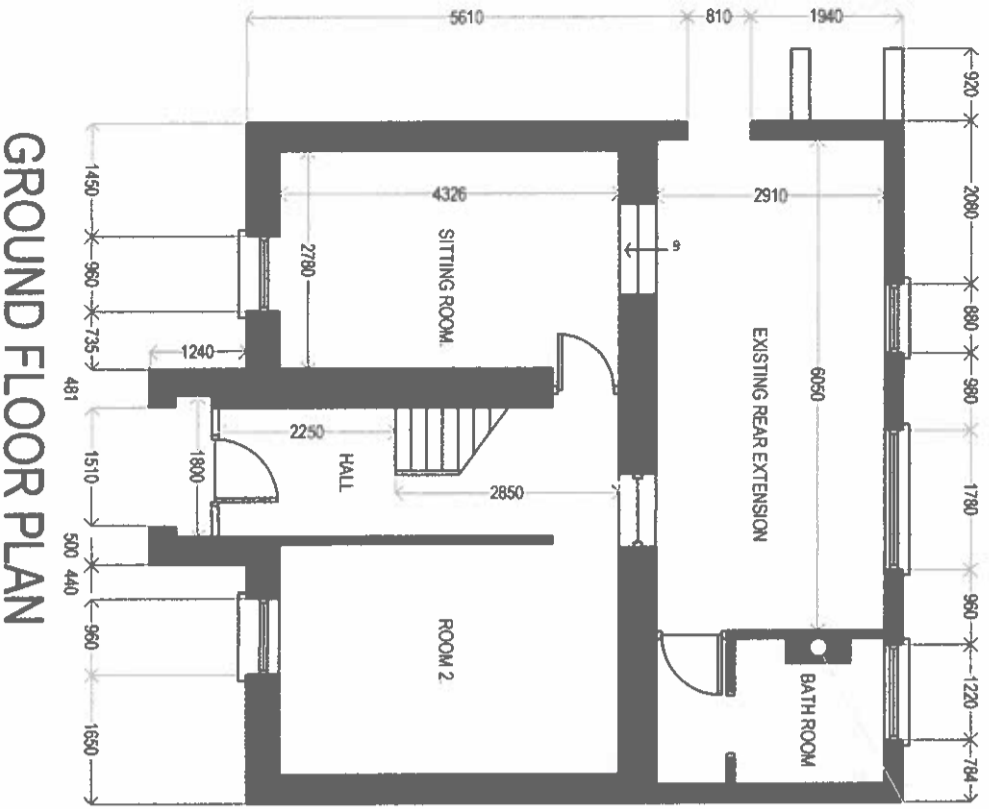
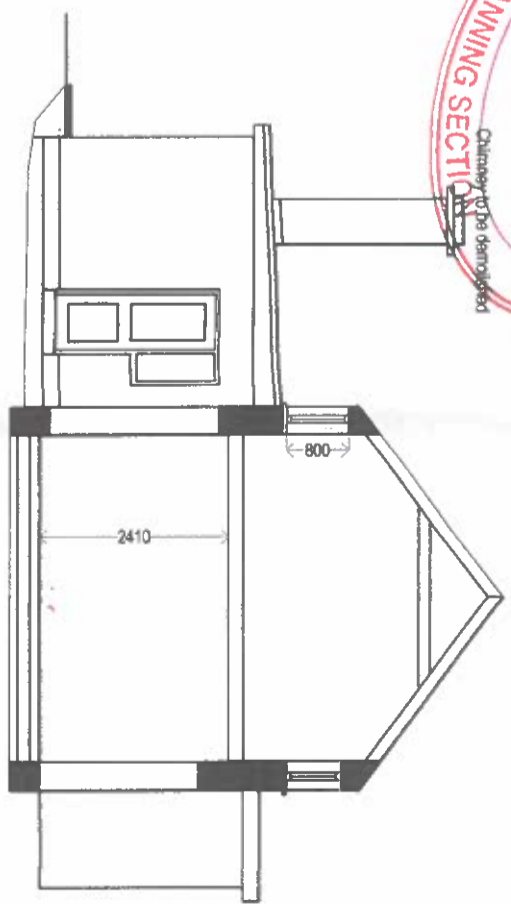




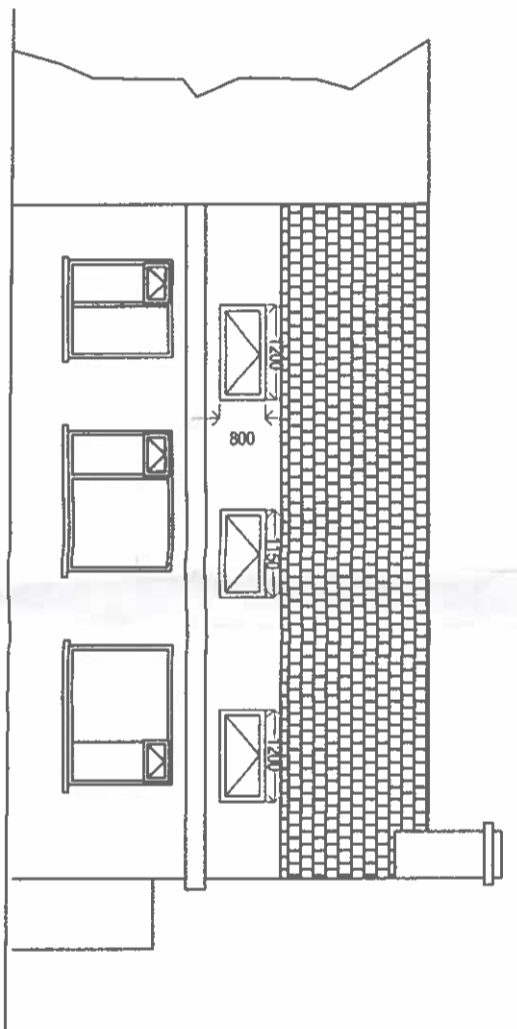
FIRST FLOOR PLAN



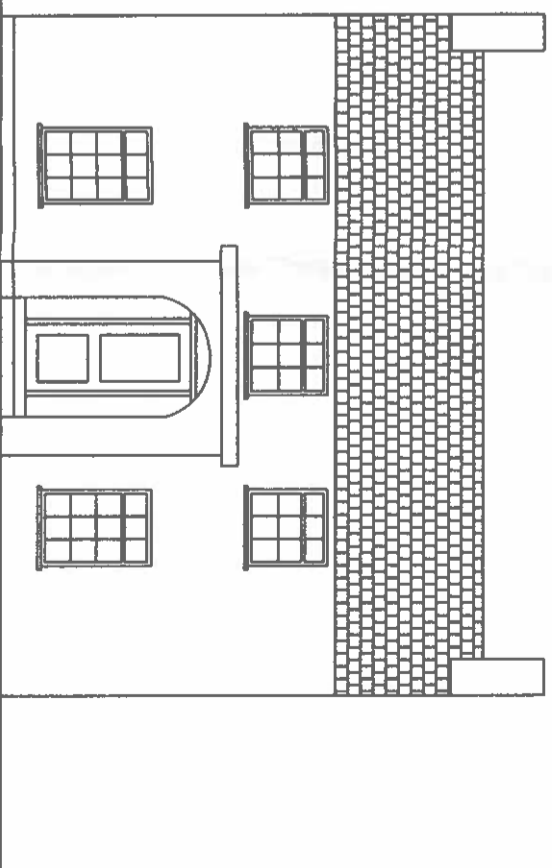
PROPOSED FIRST FLOOR PLAN



GROUND FLOOR PLAN



PROPOSED REAR ELEVATION



FRONT ELEVATION