

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/806/26.

Reference Number:

DED1038

Name of Applicant:

Laura O'Shaughnessy

Agent:

James Lohan, Consultant Engineers Ltd.,

WHEREAS a question has arisen as to whether to refurbish derelict house and add a small extension under 40sqm in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Crioí Cónaithe Towns Fund at Ardmore, Donamon, Co. Roscommon, F42 WR40, 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 Schedule 1 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:

- The works outlined above are development.
- The proposed works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:

development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.
- The proposed development does not exceed the conditions and limitations of Class 1 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended and is therefore, an exempt development.

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 to **to refurbish derelict house and add a small extension under 40sqm in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Crioí Cónaithe Towns Fund at Ardmore, Donamon, Co. Roscommon, F42 WR40**, 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: 16 July 2026

Mervyn Walsh

From: Planning Department
Sent: Friday 10 July 2026 11:05
To: [REDACTED]
Cc: Ema Dzigumovic; James Lohan
Subject: DED 1038 - Notification of Decision - Section 5 Declaration of Exempted Development
Attachments: DED 1038 Notification - Exempted Development.pdf

A Chara,

Please find attached correspondence for your attention regarding DED 1038.

Mise le meas,

Mervyn Walsh.

**Mervyn Walsh, Administrative Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98.
Tel. No.: (090) 6637100**

Email: planning@roscommoncoco.ie | www.roscommoncoco.ie

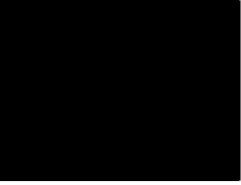
MAP LOCATION



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

REGISTERED POST

Laura O'Shaughnessy,



Reference Number: DED1038
Application Received: 20th May 2026
Name of Applicant: Laura O'Shaughnessy
Agent: James Lohan Consultant Engineers Ltd.,

WHEREAS a question has arisen as to whether to refurbish derelict house and add a small extension under 40sqm in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Cúroí Cónaithe Towns Fund at Ardmore, Donamon, Co. Roscommon, F42 WR40, 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 Schedule 1 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:

- The works outlined above are development.
- The proposed works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:

development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.
- The proposed development does not exceed the conditions and limitations of Class 1 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended and is therefore, an exempt development.

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 to refurbish derelict house and add a small extension under 40sqm in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Crioí Cónaithe Towns Fund at Ardmore, Donamon, Co. Roscommon, F42 WR40, 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: 7 / 7 / 2026

c.c. agent via email: James Lohan Consultant Engineers Ltd.,
james@jlce.ie & ema@jlce.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)**

Reference Number:	DED 1038
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether to refurbish derelict house and add a small extension under 40sqm in accordance with the Planning and Development act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Crioí Cónaithe Towns Fund is or is not development and is or is not exempted development.
Name of Applicant:	Laura O Shaughnessy
Location of Development:	Ardmore, Donamon, Co. Roscommon, F42 WR40
Site Visit:	29 th June 2026

WHEREAS a question has arisen as to whether to refurbish derelict house and add a small extension under 40sqm in accordance with the Planning and Development act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Crioí Cónaithe Towns Fund 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 Schedule 1 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 a northeast facing single storey bungalow. The site is located adjacent to a farmyard and is accessed off the L-66382 Local Secondary Road. The subject site is located c. 8.1km northwest of Roscommon town. The proposed development consists of a declaration as to whether the refurbishment of a derelict house and addition of a small extension under 40sqm in accordance with the Planning and Development act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Crioí Cónaithe Towns Fund is or is not exempt development.

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.

[illegible]

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.

PD/09/239

Applicant: Laura Moran

PD/08/1108

Applicant: Laura Moran

Decision: Conditional

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.

PART 1 - Article 6 - Exempted Development – General

Development within the curtilage of a house

Development Description	Conditions and Limitations
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 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.
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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

- Strip out walls, floors, and ceilings
- Install new ceiling joists and internal stud work, plasterboard, and skim
- Install new windows and doors
- Re-slate the roof
- Second fix carpentry and paint and decorate internally
- Construct a 40sqm extension for a new kitchen and dining room
- Upgrade plumbing/heating system
- Upgrade electrical systems
- Install new floors

The applicant proposes to internally renovate the existing vacant dwelling with all works specified falling under Section 4 (1)(h) of the Act. The external refurbishment including the rebuilding of existing chimney and replacement of roof covering are to match the same as the existing roof.

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 work falls under the provisions of Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

Extension

1. (a) House has no previous extension; proposed extension is 40sq.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. The proposed roof according to drawings submitted shows a pitched roof and will not be used as a balcony or roof garden.

The proposed extension to the rear of the existing dwelling complies with the conditions and limitations attached to Class 1 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; to refurbish derelict house and add a small extension under 40sqm in accordance with the Planning and Development act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Crioí Cónaithe Towns Fund at Ardmore, Donamon, Co. Roscommon, F42 WR40, 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 Schedule 1 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 fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:

development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.
- The proposed development does not exceed the conditions and limitations of Class 1 Schedule 1 Article 6 of the Planning and Development Regulations, 2001, as amended and is therefore, an exempt development.

AND WHEREAS I have concluded that the said development for the refurbishment of a derelict house and addition of a small extension under 40sqm in accordance with the Planning and Development act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Cúic Cónaithe Towns Fund at Ardmore, Donamon, Co. Roscommon, F42 WR40, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: *Seán Tiernan*

Date: 03/07/2026

Planner



Signed: _____
Senior Executive Planner

Date: 3rd July 2026











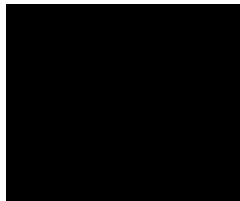




Comhairle Contae
Ros Comáin
Roscommon
County Council



Laura O Shaughnessy,



Date: 03 June 2026
Planning Reference: DED 1038

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 to Refurbish derelict house and add a small extension under 40sqm in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Crioí Cónaithe Towns Fund at Ardmore, Donamon, Co. Roscommon. F42 WR40, 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 20th May, 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. L01/0/240936 dated 28th May, 2026, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 1038**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

c.c. agent via email: James Lohan, Consultant Engineers Ltd.
james@jlce.ie

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

28/05/2026 14:35:47

Receipt No.: L01/0/240936

JAMES LOHAN ENGINEERING
(LAURA O SHAUGHNESSY)

PLANNING	80.00
GOODS	
VAT Exempt/N	
DED 1038	

Total:

Tendered:	
Credit/Debit Card	80
1555	

Change:	0.00
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Issued By: Aine McDermott
From: Central Cash Office

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OK.
Asic
26/5/26

ROSCOMMON COUNTY COUNCIL
20 MAY 2026
PLANNING SECTION

Áras an Chontae,
Roscommon,
Co. Roscommon. **DE01038**

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)	Laura O'Shaughnessy
Name of Agent	James Lohan Consulting Engineers Ltd, Unit 6, Ballypheason House, Circular Road, Roscommon, F42 T384
Nature of Proposed Works	Refurbish derelict house and add a small extension under 40 sqm in accordance with the Planning and Development Act (Exempt Development) Regulations 2018, as per the Vacant Property Refurbishment Grant Croí Cónaithe Towns Fund
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	ARDMORE, DONAMON, CO. ROSCOMMON, F42 WR40 O.S No. 2479 XY: 579518, 765383 Townland: Ardmore
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>60 Sqm</u> b) <u>40 Sqm extension</u>
Height above ground level:	Floor level- between 100 – 320 mm above ground level (Ridge height existing 4894mm)
Total area of private open space remaining after completion of this development	0.21 Hectares
Roofing Material (Slates, Tiles, other) (Specify)	Existing Slates to roof Proposed new pitched roof (40 sqm) at the rear of the building, matching the existing extension.

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 to match existing
Is proposed works located at front/rear/side of existing house.	Proposed extension to the rear of the house, under 40 Sqm and lower than the existing building.
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	Existing Dwelling House
Proposed use of land or structure	Refurbish House
Distance of proposed building line from edge of roadway	Existing -9m from edge of existing road
Does the proposed development involve the provision of a piped water supply	Existing water mains
Does the proposed development involve the provision of sanitary facilities	Existing Septic Tank and Percolation area

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

Signature: *Gina Daignan*

Date: 13/05/2026

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



Planning Dept,
Roscommon Co.Co.
Aras An Chontae,
Roscommon.

Detailed Specification of the Development Proposed

Ref: Laura O'Shaughnessy for Property at Ardmore, Donamon, Co. Roscommon, F42 WR40.

The property is being stripped back to its original walls and will be renovated and put back into use as it was originally a three-bed dwelling house. Additionally, a 40sqm extension will be added to include a kitchen, living and dining room. The works involved are as follows:

1. Strip out walls, floors, and ceilings.
2. Install new ceiling joists and internal stud work, plasterboard, and skim.
3. Install new windows and doors.
4. Re-slate the roof.
5. Second fix carpentry and paint and decorate internally.
6. Construct a 40sqm extension for a new kitchen and dining room.
7. Upgrade plumbing/heating system.
8. Upgrade electrical systems.
9. Install new floors.

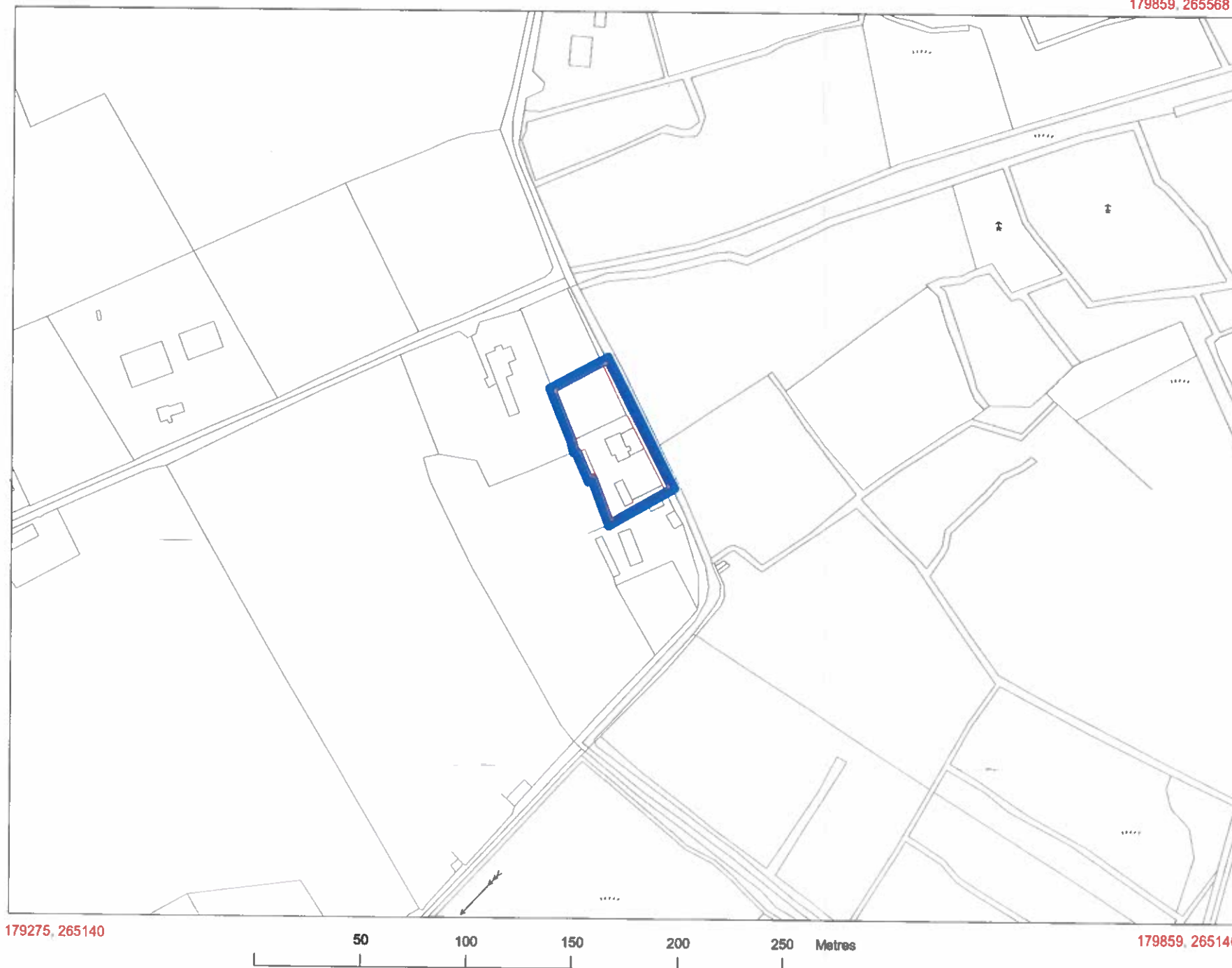
Kind Regards,
Ema Dzigumovic

James Lohan Consulting Engineer Ltd,
Unit 6, Ballypheason House,
Circular Road, Roscommon, F42 T384

Email: ema@jlce.ie
Web: www.jlce.ie

Phone Number: **085 1584082**
Office Phone: **085 1756190**

179859, 265568



LEGEND

— SITE BOUNDARY OUTLINED IN RED (0.21 HECTARES)

— LAND HOLDINGS OUTLINED IN BLUE

ADDRESS:
ARDMORE
DONAMON
CO. ROSCOMMON
F42 WR40

OS MAPS: 2479



CYAL50358888
NATIONAL MAPPING DIVISION OF TAÏLE ÉRIENN
COPYRIGHT LICENCE

① 000-PL Site Location Map
1 : 2500

DED APPLICATION

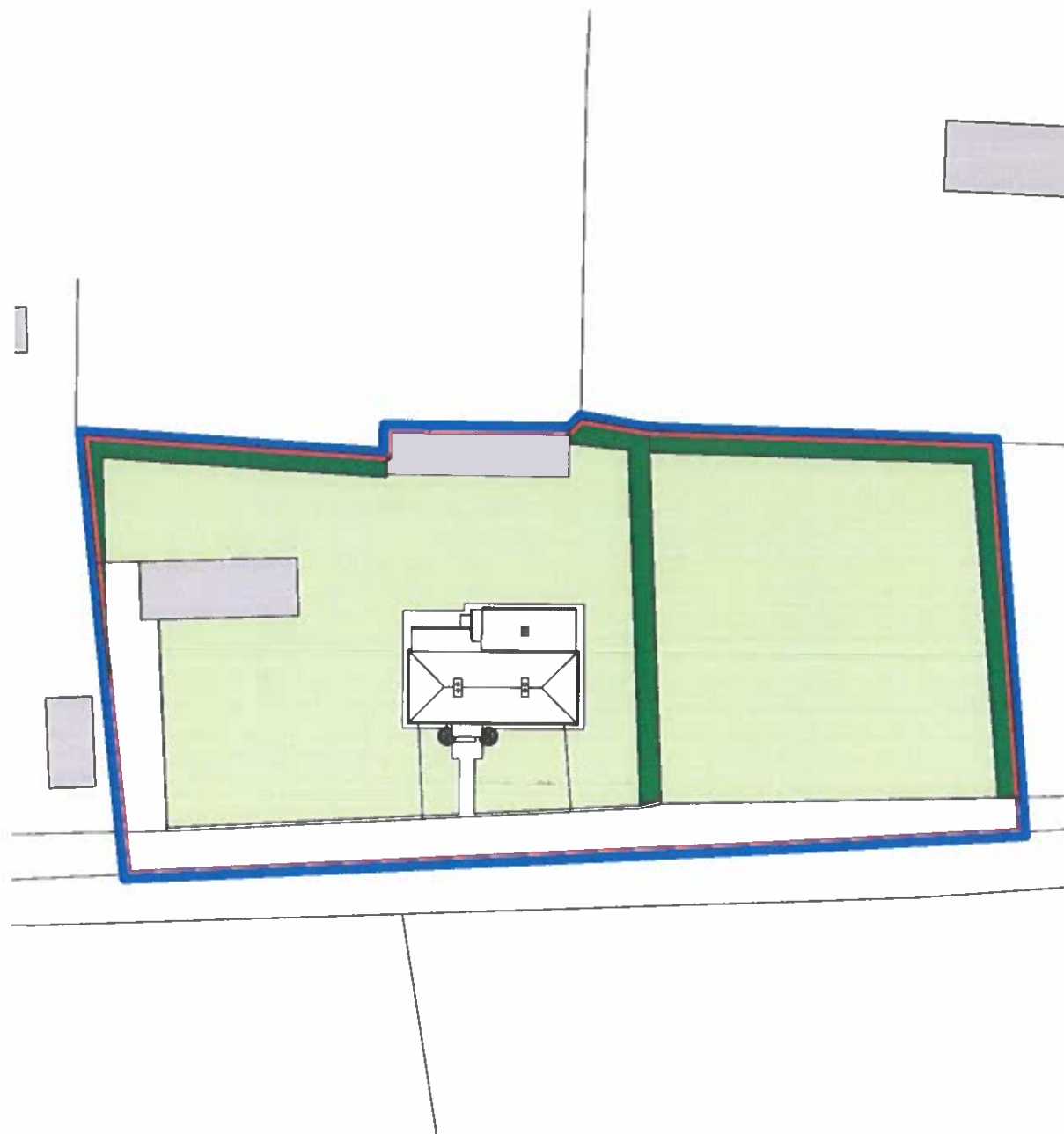
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PLANTING SCHEDULE

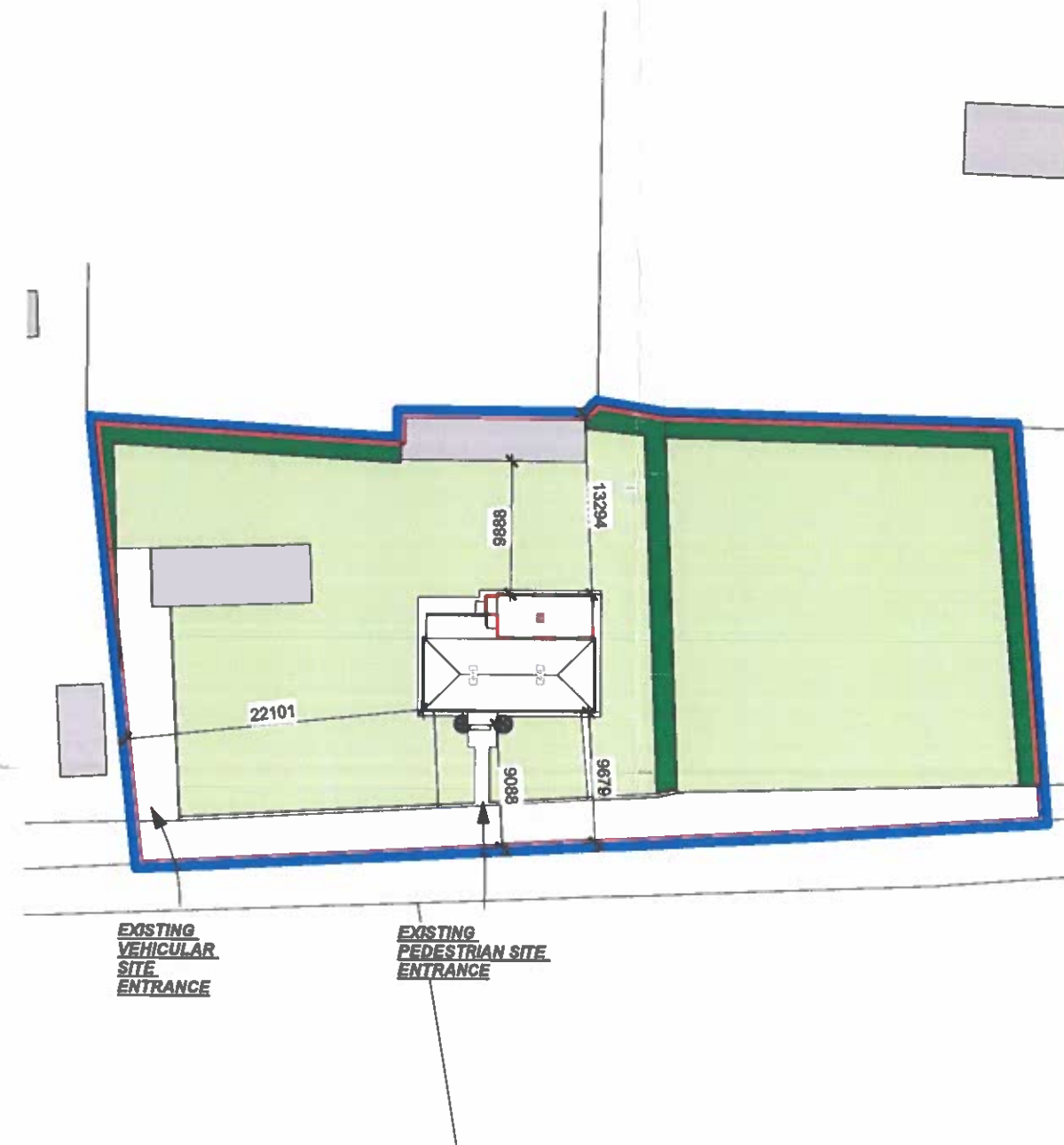
-  Existing Trees
-  Existing Tree proposed to be Removed
-  Existing Native Hedgerow Mix
-  Proposed ornamental shrub planting, species to include (but not limited to), planted at 3m x 3m: Arbutus unedo, Viburnum opulus, Philadelphus coronarius, Rosa sp., Ceanothus sp., Lavandula, Geranium sp., Carex sp., Rudbeckia, Libertia, Agapanthus, Stipa, Verbena, Prunus "Otto Luyken", Spiraea, Tamarix sp., Syringa, vulgaris, etc.
-  Proposed grassed area

LEGEND

-  SITE BOUNDARY OUTLINED IN RED (0.21 HECTARES)
-  LAND HOLDINGS OUTLINED IN BLUE



② 001-PL Site Layout Plan Existing
1 : 500



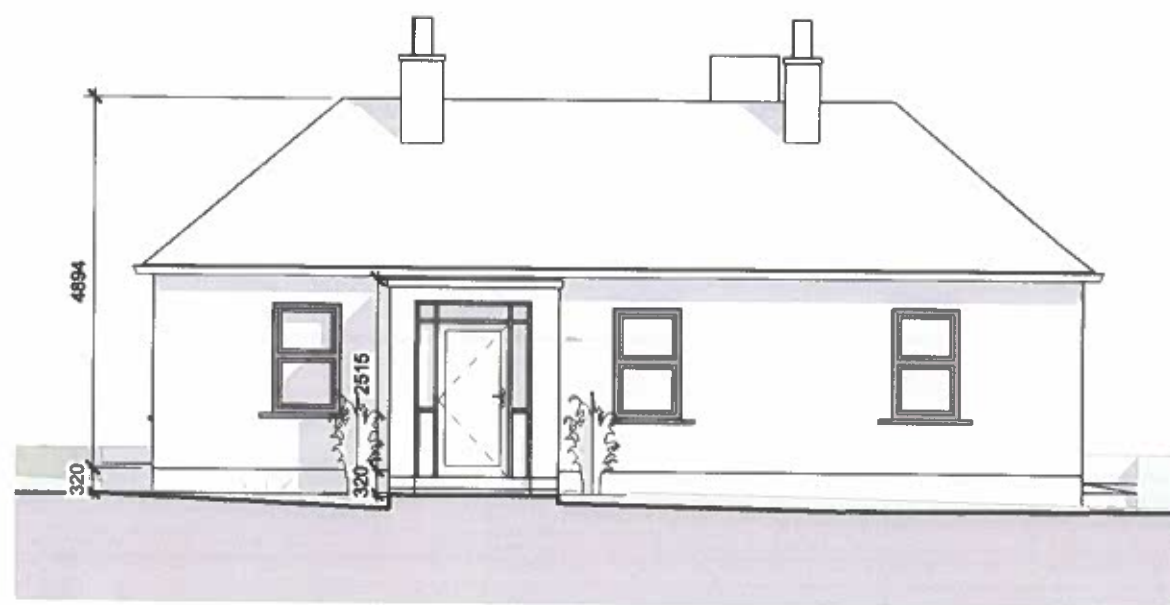
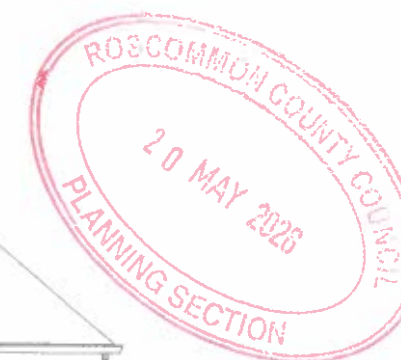
① 002-PL Site Layout Plan Demo
1 : 500



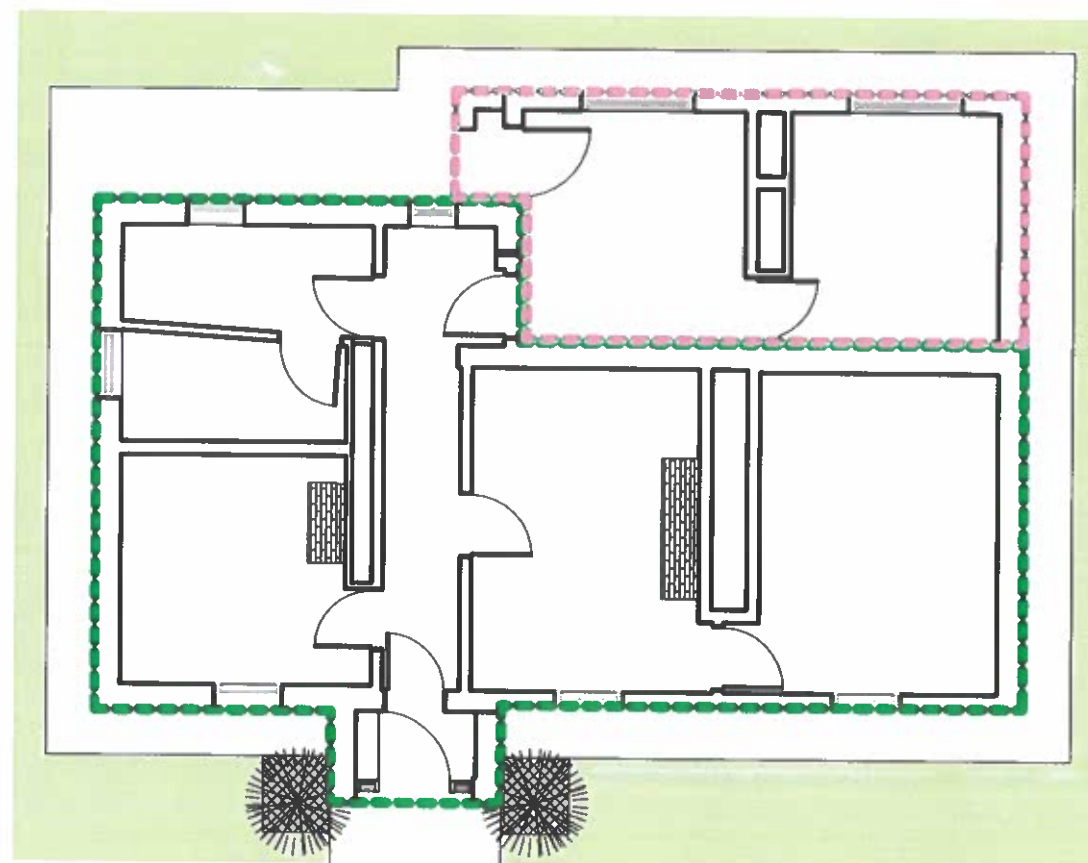
① 01-Front Elevation (E) Existing
1 : 100



② 05-Front Elevation (E) DEMO
1 : 100

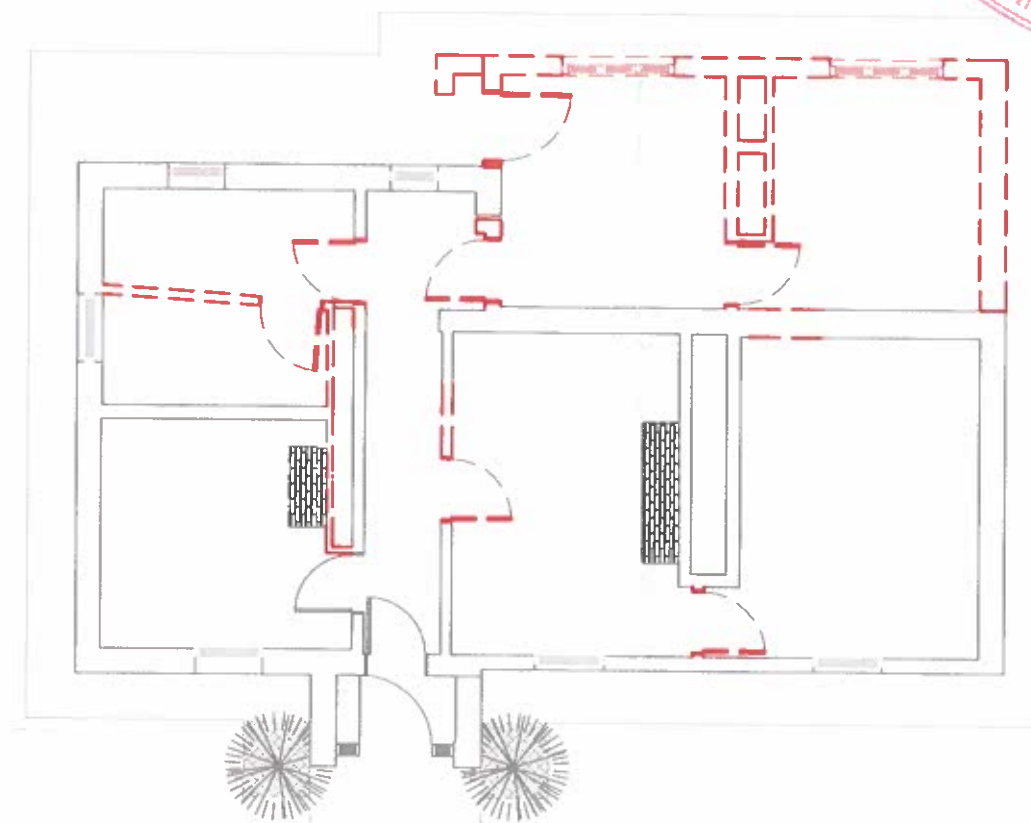


③ 09-Front Elevation (EAST) Proposed
1 : 100



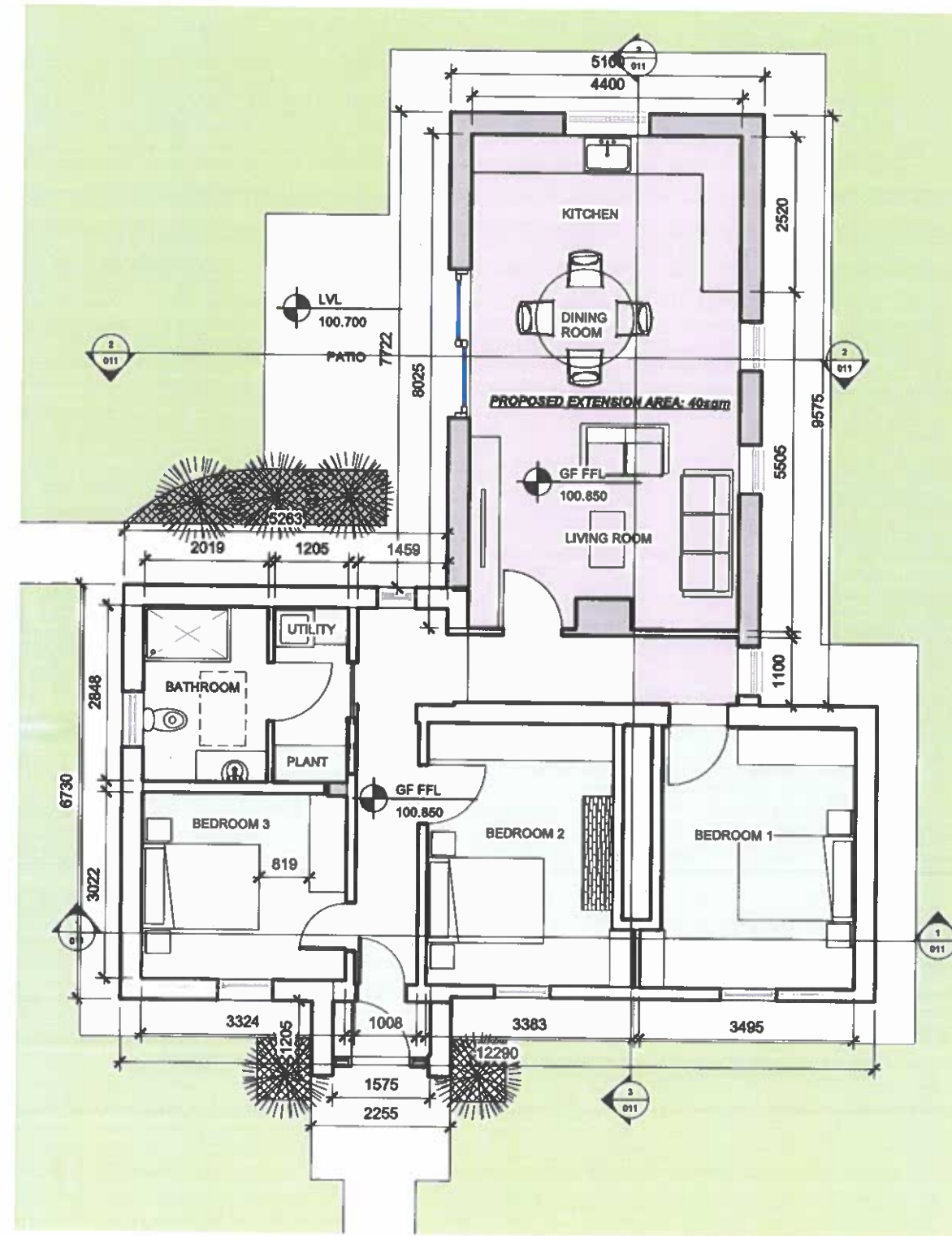
① 004-PL Ground Floor Plan- Existing
1 : 100

- EXISTING WALLS
- HOUSE OUTLINE (60 sqm)
- EXISTING EXTENSION TO BE DEMOLISHED (19 sqm)
- PROPOSED DEMOLITION



② 005-PL Ground Floor Plan- Demo
1 : 100





- EXISTING WALLS
- PROPOSED WALLS
- EXISTING HOUSE
- PROPOSED EXTENSION

AREA SCHEDULE

EXISTING HOUSE AREA:	60 sqm
PROPOSED EXTENSION AREA:	40 sqm
TOTAL HOUSE AREA:	100 sqm

① 006-PL Ground Floor Plan- Proposed
1 : 100

LEGEND

• SITE BOUNDARY OUTLINED IN RED (0.21 HECTARES)

• **LAND HOLDINGS OUTLINED IN BLUE**

PLANTING SCHEDULE

Existing Native Hedgerow Mix to be retained

Processed ornamental shrub planting, species to include (but not limited to), planted at 3sq/sgm
 Arbutus unedo, Viburnum opulus, Philadelphus coronarius, Rose sp., Ceanothus sp., Lavandula, Geranium sp., Carex
 sp., Rudbeckia, Libertia, Agapanthus, Stipa, Verbena, Prunus "Otto Luyken", Spiraea, Tamarix sp., Syringa, vulgaris, etc.

Proposed crossed area

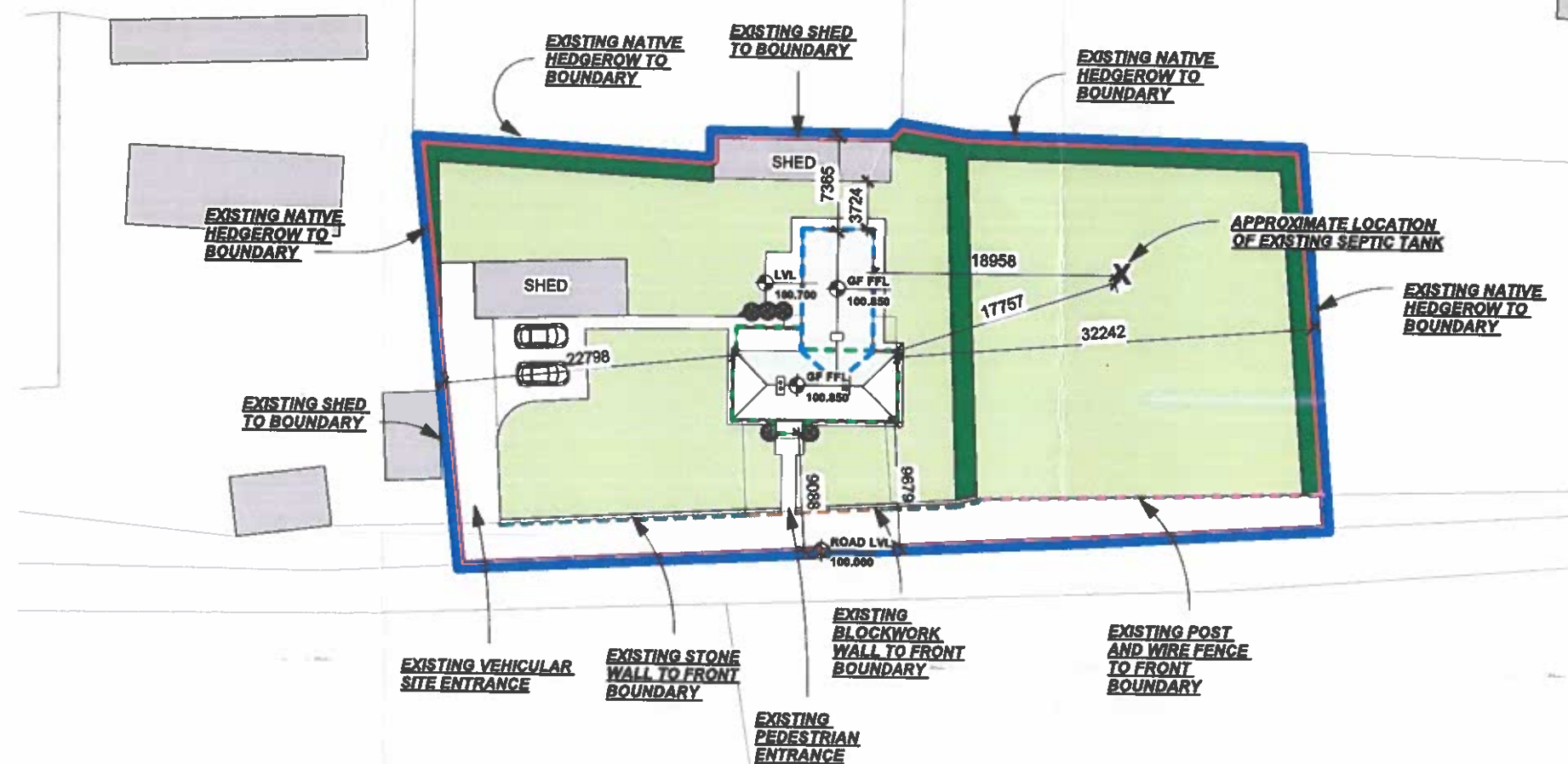
Existing Post and Wire Fence

Existing Stone Wall

Existing Blockwork Wall

Existing House

Proposed Extension to Existing House



1 003-PL Site Layout Plan Proposed
1 : 500



DO NOT SCALE FROM THIS DRAWING. WORK ONLY FROM FIGURED DIMENSIONS.

ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.

THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

STATUS KEY: SK SKETCH DESIGN PR PRELIMINARY FT FOR TENDER FC FOR CONSTRUCTION SS SUPERSEDED

DED APPLICATION

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STA	DATE				RES

James Lohan

Civil Engineering
Architectural Design
3D Modelling
Surveying

Link 6,
Ballypheasant House,
Circular Road,

E-mail: jones@jcs.io

CLIENT
Damien & Laura O'Shaughnessy

JOB	DED Application
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Recommen	J
	20

Office : 085 175 8190
OB No DATE
3-155 00/00/00

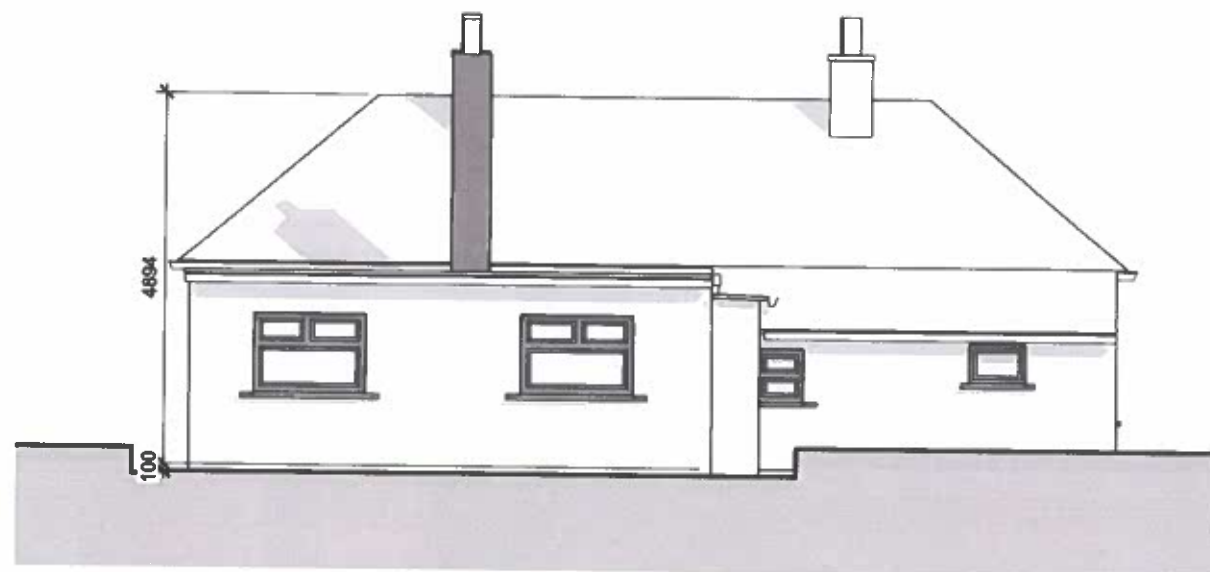
SITE
ARDMORE, DONAMON,
CO. ROSCOMMON,
F42 WR40

DRAWING
Site Layout
Plan-Proposed

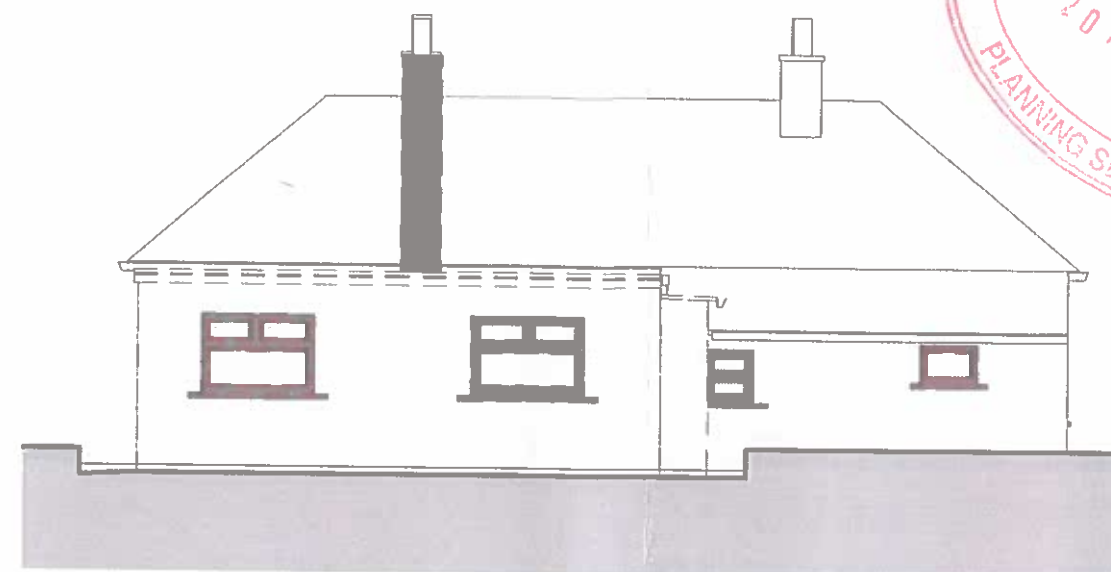
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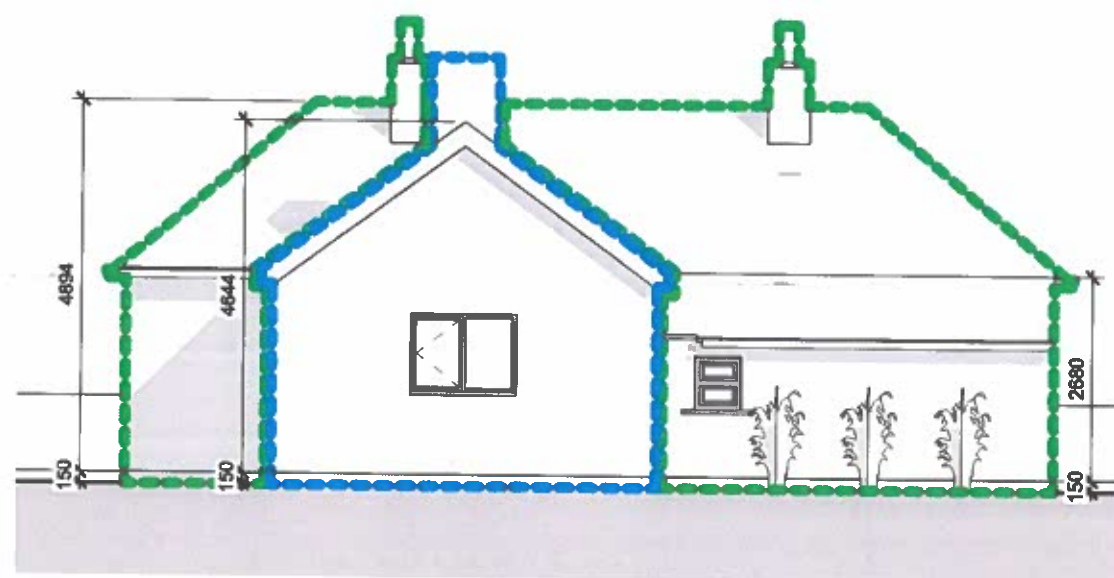
ROSCOMMON COUNTY COUNCIL
20 MAY 2026
PLANNING SECTION



② 02-Rear Elevation (W) Existing
1 : 100

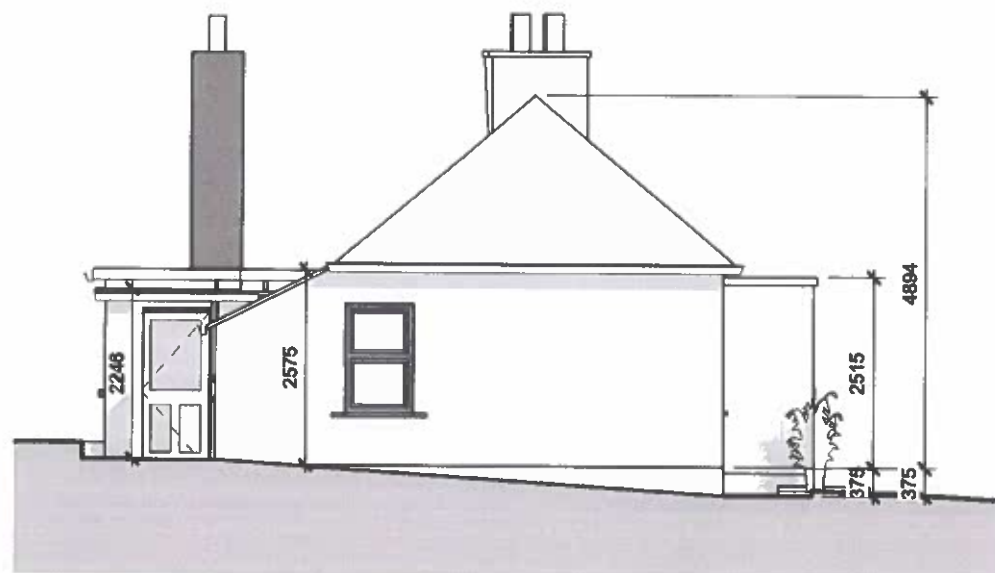


③ 06-Rear Elevation (W) DEMO
1 : 100

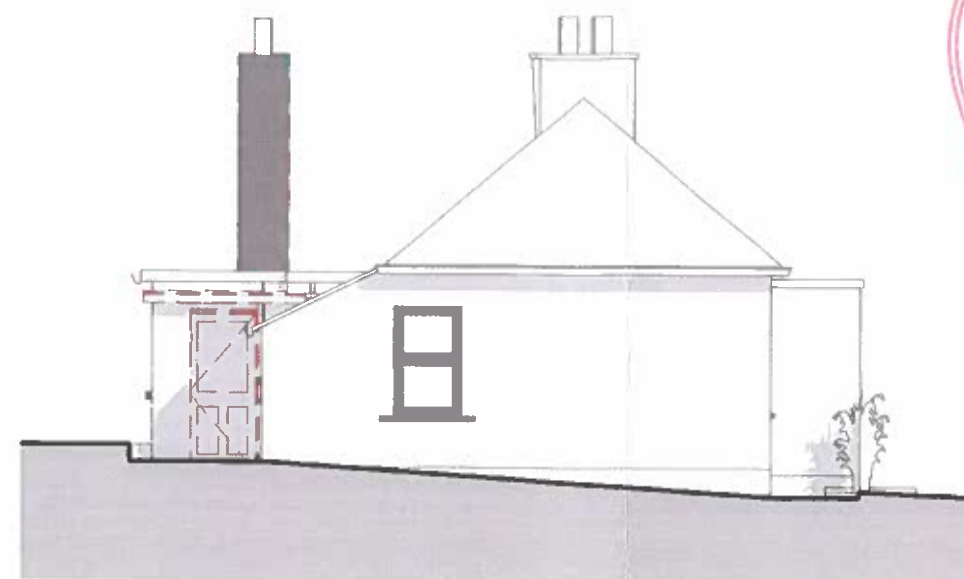


① 10-Rear Elevation (WEST) Proposed
1 : 100

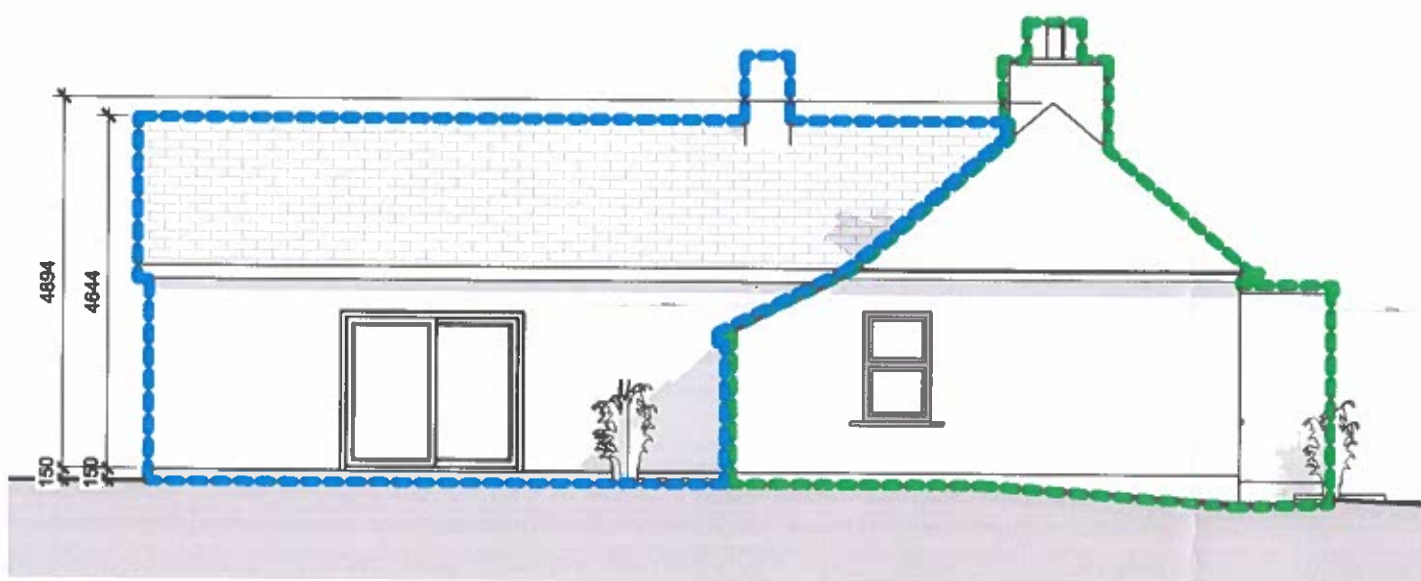
- EXISTING HOUSE
- PROPOSED EXTENSION
- DEMOLITION



① 04-Side Elevation (S) Existing
1 : 100

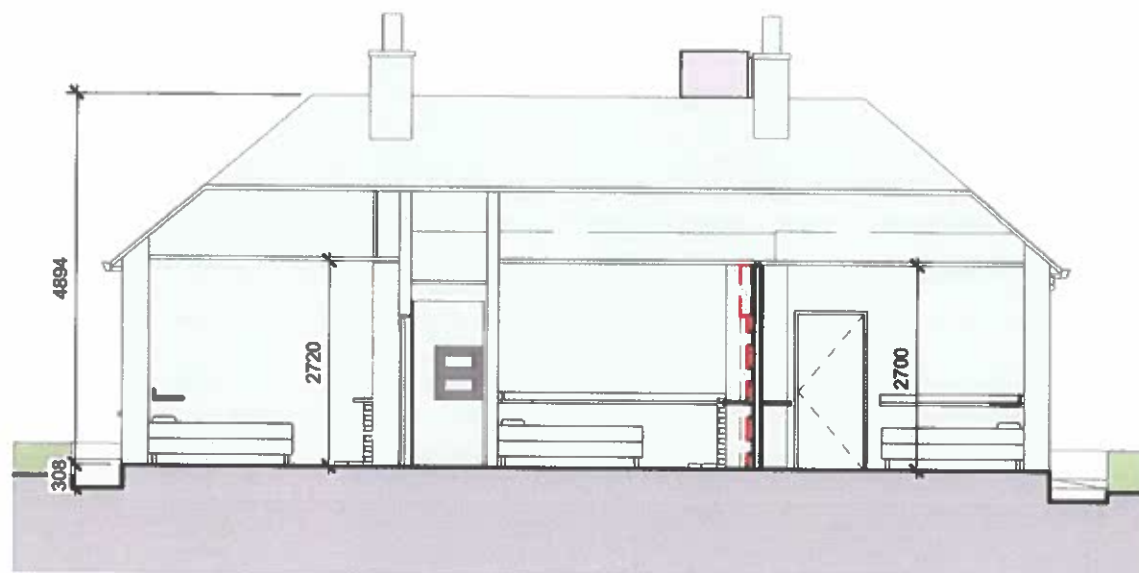


② 08-Side Elevation (S) DEMO
1 : 100

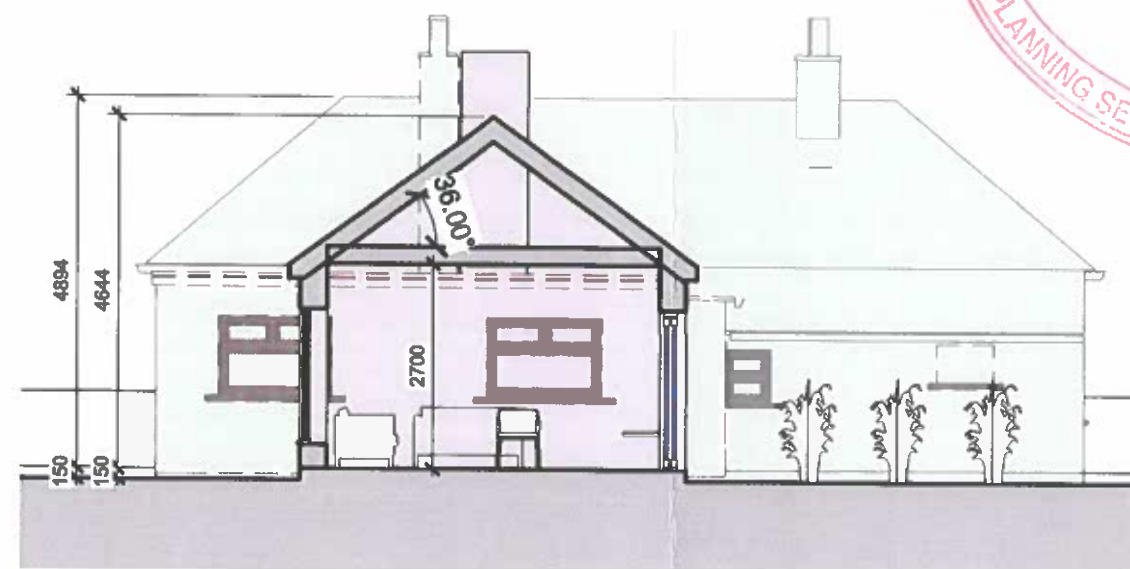


③ 12-Side Elevation (SOUTH) Proposed
1 : 100

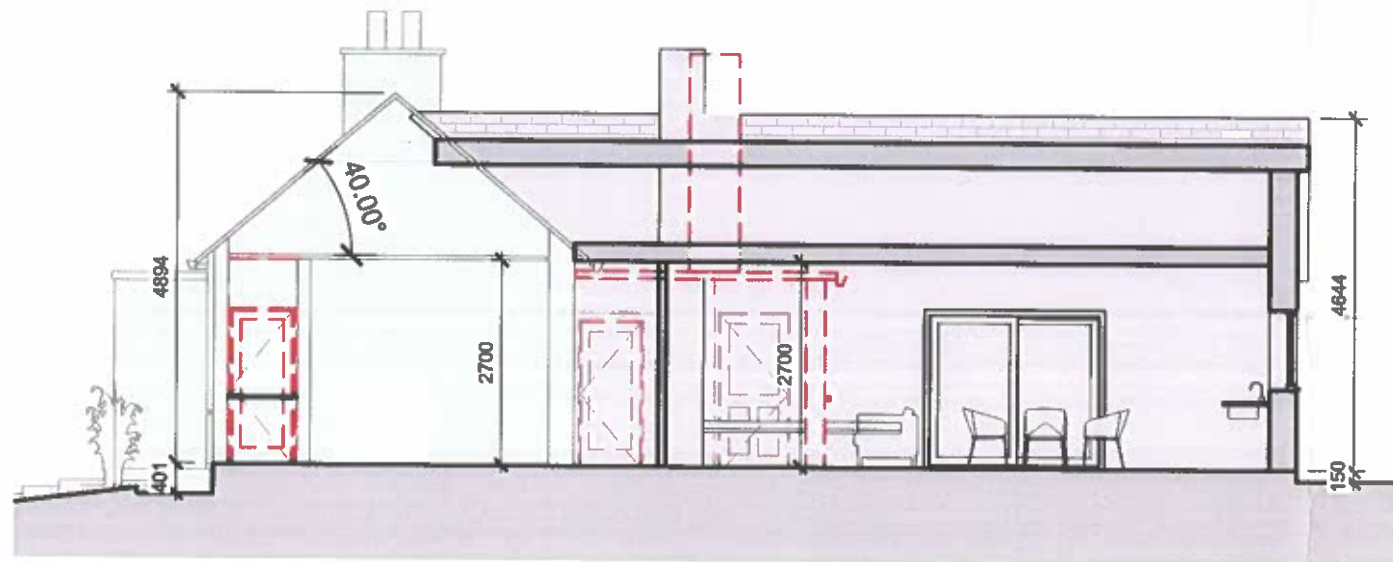
- EXISTING HOUSE
- PROPOSED EXTENSION
- DEMOLITION



1 Section 1
1 : 100

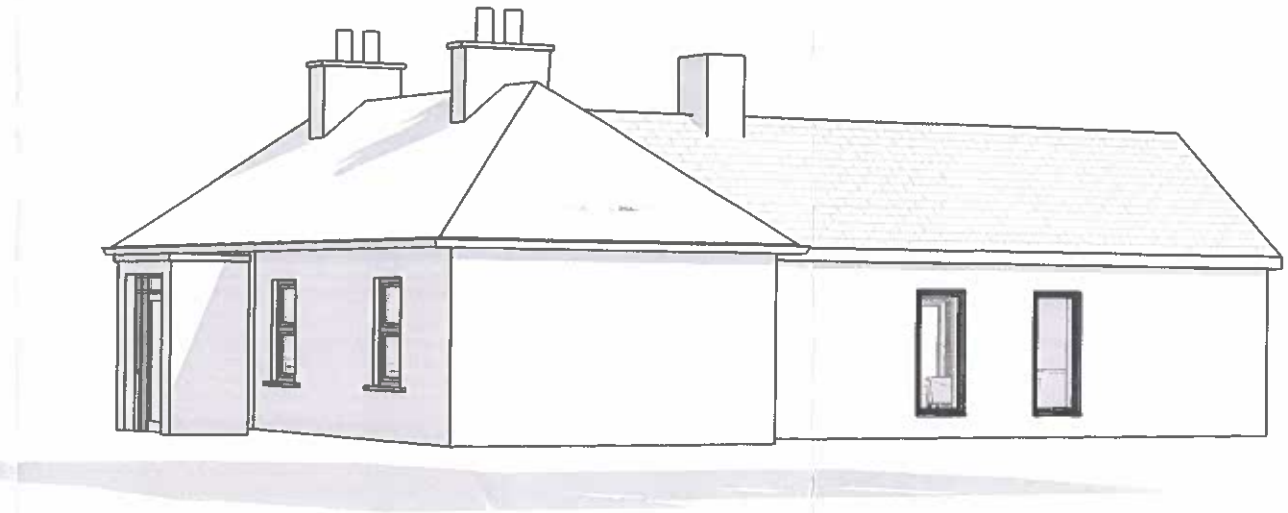
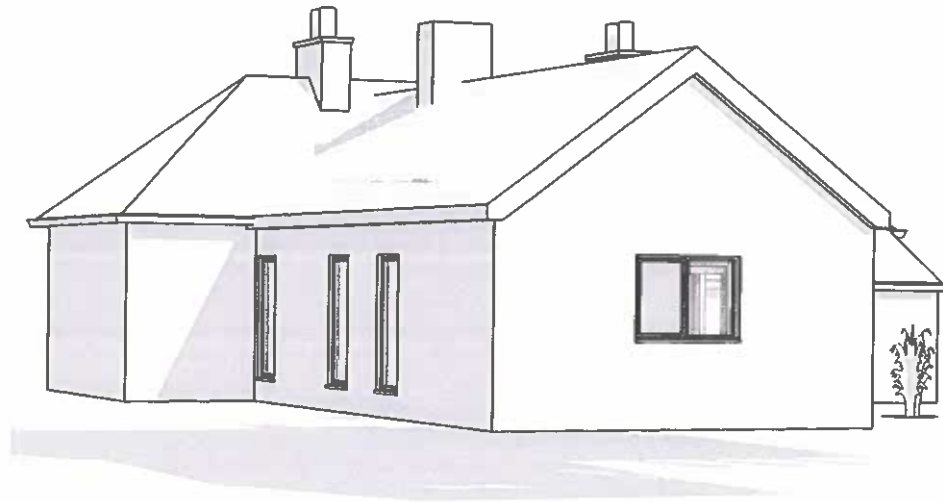
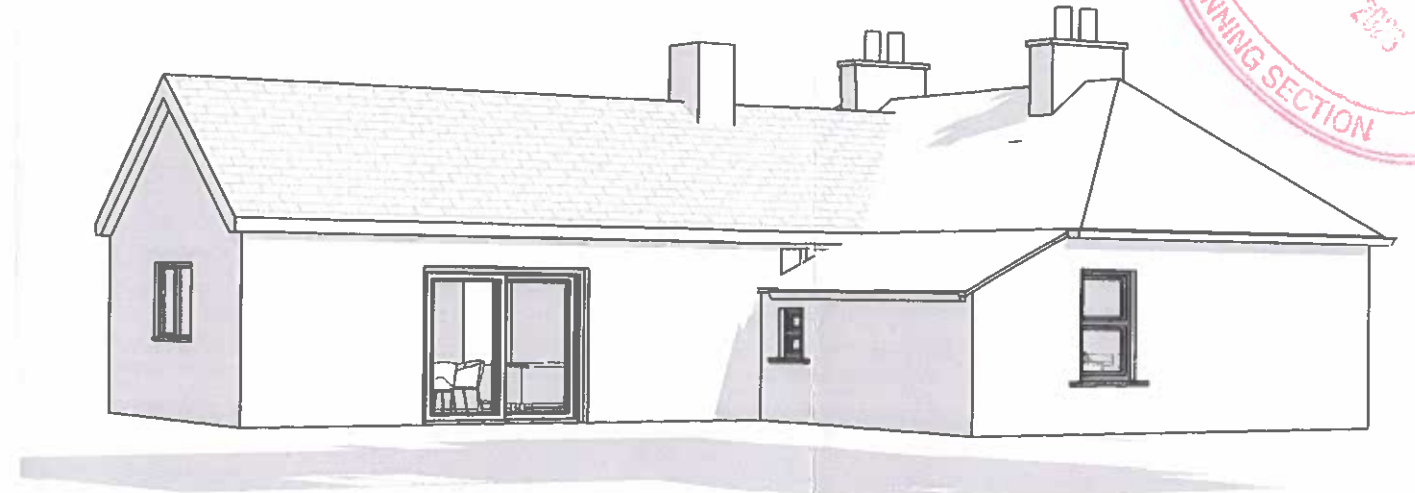


2 Section 3
1 : 100

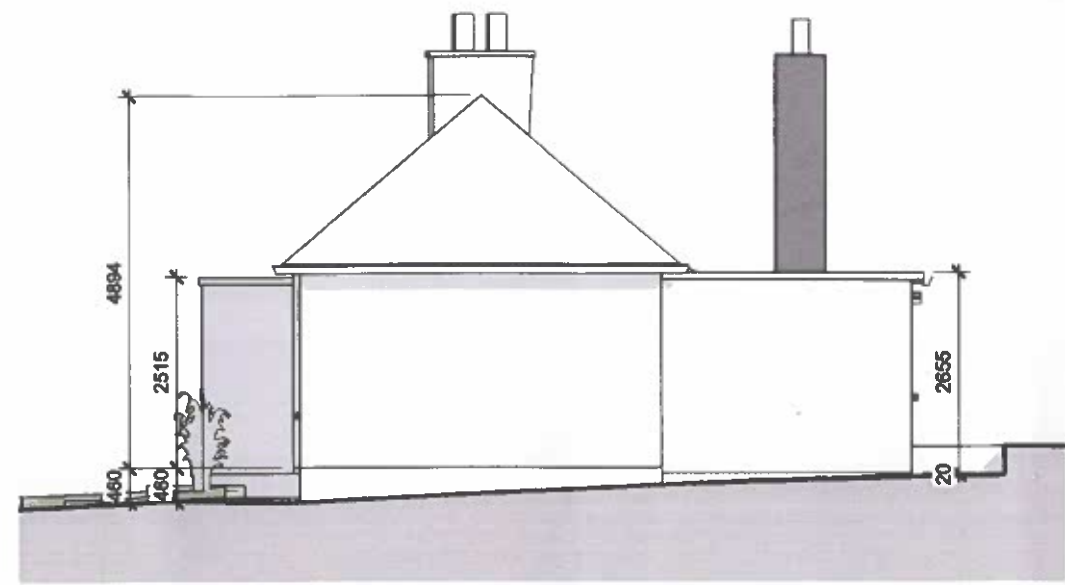


3 Section 2
1 : 100

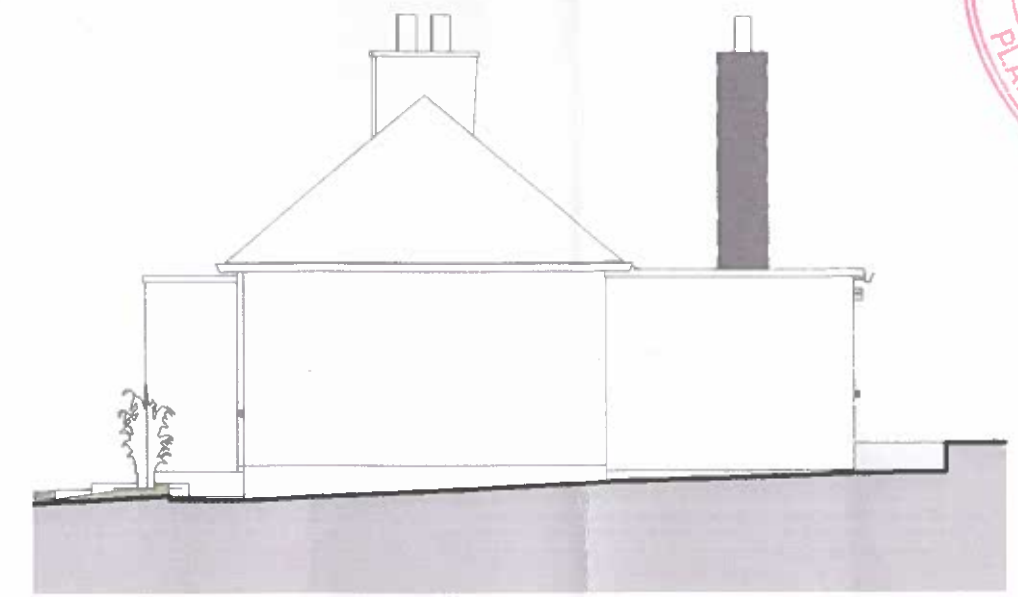
- EXISTING WALLS
- PROPOSED WALLS
- PROPOSED DEMOLITION
- EXISTING HOUSE
- PROPOSED EXTENSION



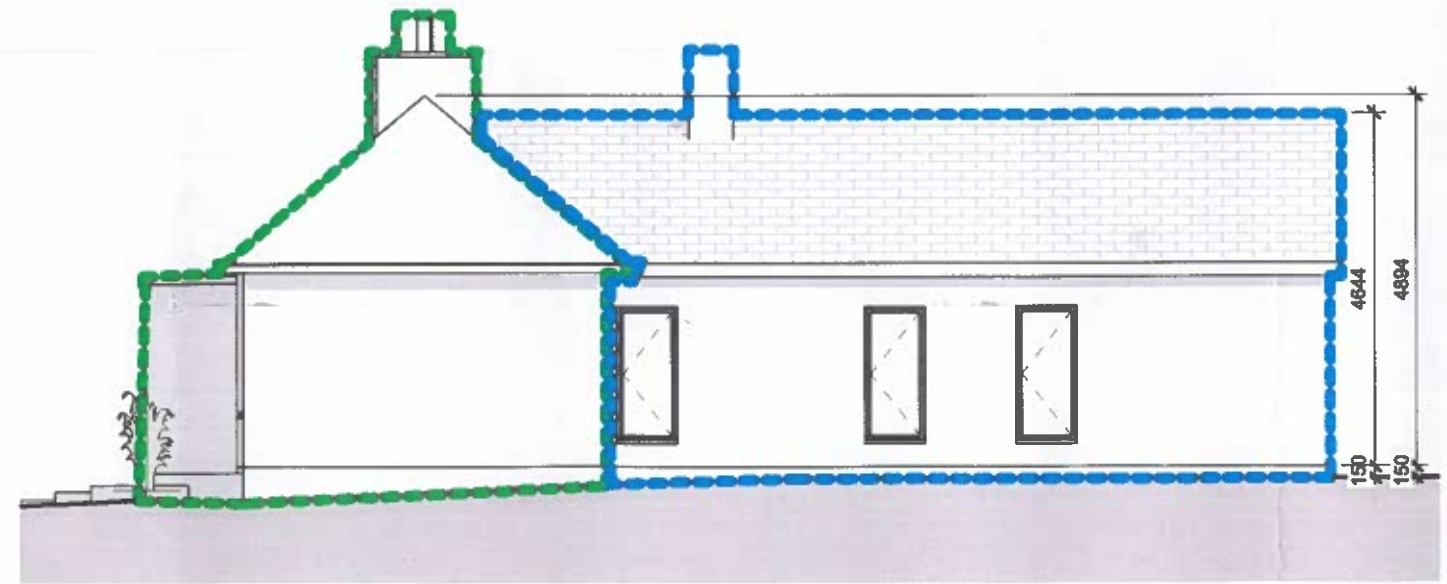
ROSCOMMON COUNTY COUNCIL
20 MAY 2026
PLANNING SECTION



1 03-Side Elevation (N) Existing
1 : 100



2 07-Side Elevation (N) DEMO
1 : 100



3 11-Side Elevation (NORTH) Proposed
1 : 100

- EXISTING HOUSE
- PROPOSED EXTENSION
- DEMOLITION