

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/807/26

Reference Number:

DED1039

Name of Applicant (s):

Amy Nic an Ri and Dominic Rowan

Agent:

N/A

WHEREAS a question has arisen as to whether the refurbishment and renovation of existing detached dwelling house and construction of a single storey extension to the rear of the existing dwelling. The proposed rear extension will not exceed 40 sq metres. The proposed works include internal refurbishment and reconfiguration, removal / replacement of existing floor build ups where required, installation of radon barrier and active radon sump installation of underfloor heating rewiring and replumbing replacement windows and doors reroofing external insulation / render, removal of existing chimneys and associated structural works in accordance with engineer's specification, three proposed new domestic window openings to the existing dwelling, slight enlargement of one existing south-facing window opening and associated domestic works at Deerpark, Rockingham, Boyle, Co. Roscommon, F52 RW90, 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.

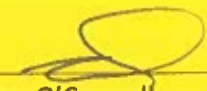
NOW THEREFORE:

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 for the refurbishment and renovation of existing detached dwelling house and construction of a single storey extension to the rear of the existing dwelling. The proposed rear extension will not exceed 40 sq metres. The proposed works include internal

refurbishment and reconfiguration, removal / replacement of existing floor build ups where required, installation of radon barrier and active radon sump installation of underfloor heating rewiring and replumbing replacement windows and doors reroofing external insulation / render, removal of existing chimneys and associated structural works in accordance with engineer's specification, three proposed new domestic window openings to the existing dwelling, slight enlargement of one existing south-facing window opening and associated domestic works at Deerpark, Rockingham, Boyle, Co. Roscommon, F52 RW90, 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: 06.07.2026

Mervyn Walsh

From: Planning Department
Sent: Thursday 9 July 2026 12:17
To: 'Amy King'
Subject: DED 1039 - Notification of Decision - Section 5 Declaration of Exempted Development
Attachments: DED 1039 Notification - Exempted Development.pdf

A Chara,

Please find attached correspondence for your attention regarding DED 1039.

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**

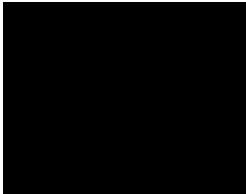
Email: planning@roscommoncoco.ie | www.roscommoncoco.ie

MAP LOCATION



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

Amy Nic an Ri and Dominic Rowan,



Reference Number: DED1039
Application Received: 15th May 2026
Name of Applicant: Amy Nic an Ri and Dominic Rowan
Agent: N/A

WHEREAS a question has arisen as to whether the refurbishment and renovation of existing detached dwelling house and construction of a single storey extension to the rear of the existing dwelling. The proposed rear extension will not exceed 40 sq metres. The proposed works include internal refurbishment and reconfiguration, removal / replacement of existing floor build ups where required, installation of radon barrier and active radon sump installation of underfloor heating rewiring and replumbing replacement windows and doors reroofing external insulation / render, removal of existing chimneys and associated structural works in accordance with engineer's specification, three proposed new domestic window openings to the existing dwelling, slight enlargement of one existing south-facing window opening and associated domestic works at Deerpark, Rockingham, Boyle, Co. Roscommon, F52 RW90, 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;

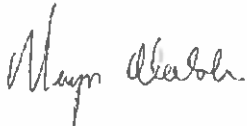
- The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

- 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 for the refurbishment and renovation of existing detached dwelling house and construction of a single storey extension to the rear of the existing dwelling. The proposed rear extension will not exceed 40 sq metres. The proposed works include internal refurbishment and reconfiguration, removal / replacement of existing floor build ups where required, installation of radon barrier and active radon sump installation of underfloor heating rewiring and replumbing replacement windows and doors reroofing external insulation / render, removal of existing chimneys and associated structural works in accordance with engineer's specification, three proposed new domestic window openings to the existing dwelling, slight enlargement of one existing south-facing window opening and associated domestic works at Deerpark, Rockingham, Boyle, Co. Roscommon, F52 RW90, 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: 09/07/2026

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)**

Reference Number: DED 1039

Re: Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether the refurbishment and renovation of existing detached dwelling house and construction of a single storey extension to the rear of the existing dwelling. The proposed rear extension will not exceed 40 sq. metres. The proposed works include internal refurbishment and reconfiguration, removal / replacement of existing floor build ups where required, installation of radon barrier and active radon sump installation of underfloor heating rewiring and replumbing replacement windows and doors reroofing external insulation / render, removal of existing chimneys and associated structural works in accordance with engineer's specification, three proposed new domestic window openings to the existing dwelling, slight enlargement of one existing south-facing window opening and associated domestic works is or is not development and is or is not exempted development.

Name of Applicant: Amy Nic an Rí & Dominic Rowan

Location of Development: Deerpark, Rockingham, Boyle, Co. Roscommon, F52 RW90

Site Visit: 30th June 2026

WHEREAS a question has arisen as to whether the refurbishment and renovation of existing detached dwelling house and construction of a single storey extension to the rear of the existing dwelling. The proposed rear extension will not exceed 40 sq. metres. The proposed works include internal refurbishment and reconfiguration, removal / replacement of existing floor build ups where required, installation of radon barrier and active radon sump installation of underfloor heating rewiring and replumbing replacement windows and doors reroofing external insulation / render, removal of existing chimneys and associated structural works in accordance with engineer's specification, three proposed new domestic window openings to the existing dwelling, slight enlargement of one existing south-facing window opening and associated domestic works **at the above address is or is not development and is or is not exempted development.**

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended.

- (c) Class 1 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.

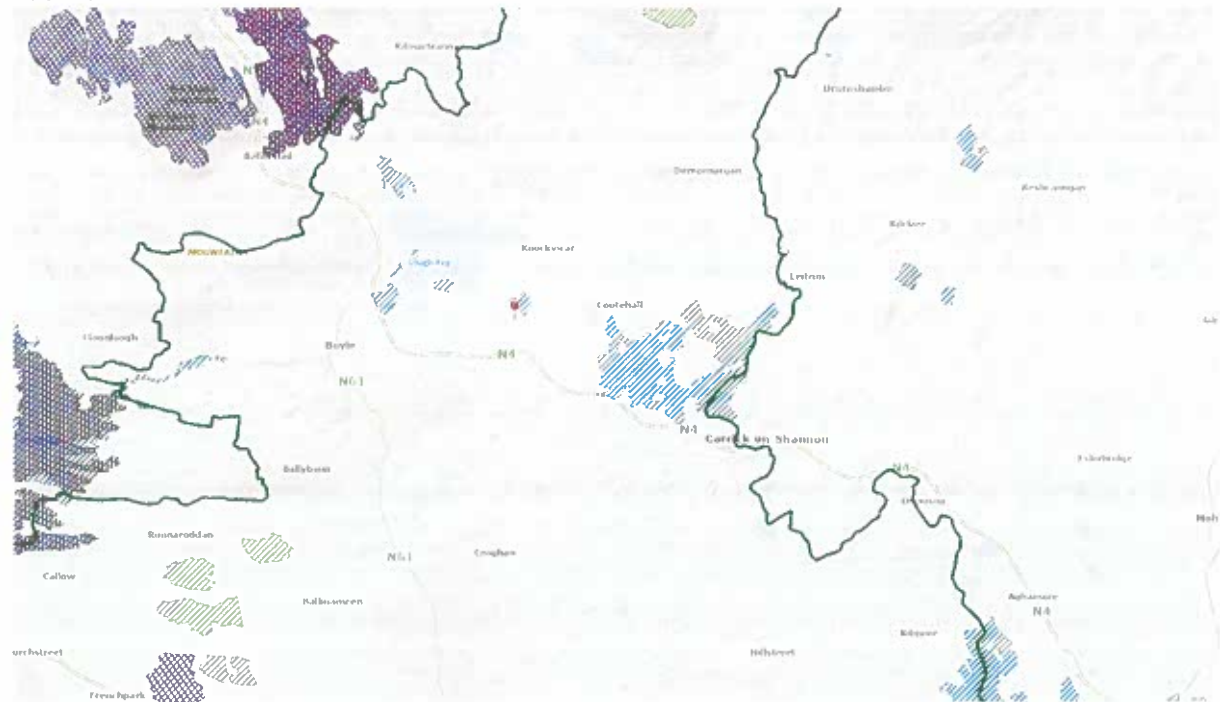
Site Location & Development Description

The site consists of an east facing single storey bungalow. The site is accessed off the L-10191 Local Secondary Road. The subject site is located in the Lough Key settlement boundary, c. 4.9km east of Boyle town and c. 8.4km northwest of Carrick-on-Shannon. The proposed development consists of a declaration as to whether the refurbishment and renovation of existing detached dwelling house and construction of a single storey extension to the rear of the existing dwelling. The proposed rear extension will not exceed 40 sq. metres. The proposed works include internal refurbishment and reconfiguration, removal/replacement of existing floor build ups where required, installation of radon barrier and active radon sump installation of underfloor heating rewiring and replumbing replacement windows and doors reroofing external insulation/render, removal of existing chimneys and associated structural works in accordance with engineer's specification, three proposed new domestic window openings to the existing dwelling, slight enlargement of one existing south-facing window opening and associated domestic works is or is not exempt development.

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 Lough Arrow SPA (Site Code 004050) and Lough Arrow SAC (Site Code 001673) located c. 8.4km from the subject site.

Having regard to the separation distance between the site and the closest Natura 2000 site and the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment can, therefore, be excluded.

Planning History

As per Roscommon County Councils Planning Registry, there is no recent planning history attached to the subject 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 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

- Internal refurbishment and reconfiguration,
- Removal/replacement of existing floor build ups where required
- Installation of radon barrier and active radon sump installation of underfloor heating
- Rewiring and replumbing
- Replacement of windows and doors
- Reroofing external insulation/render
- Removal of existing chimneys and associated structural works in accordance with engineer's specification
- Three proposed new domestic window openings to the existing dwelling
- Slight enlargement of one existing south-facing window opening
- Associated domestic works

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 the refurbishment and renovation of existing detached dwelling house and construction of a single storey extension to the rear of the existing dwelling. The proposed rear extension will not exceed 40 sq. metres. The proposed works include internal refurbishment and reconfiguration, removal/replacement of existing floor build ups where required, installation of radon barrier and active radon sump installation of underfloor heating rewiring and replumbing replacement windows and doors reroofing external insulation/render, removal of existing chimneys and associated structural works in accordance with engineer's specification, three proposed new domestic window openings to the existing dwelling, slight enlargement of one existing south-facing window opening and associated domestic works at

Deerpark, Rockingham, Boyle, Co. Roscommon, F52 RW90, 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 and renovation of existing detached dwelling house and construction of a single storey extension to the rear of the existing dwelling. The proposed rear extension will not exceed 40 sq. metres. The proposed works include internal refurbishment and reconfiguration, removal/replacement of existing floor build ups where required, installation of radon barrier and active radon sump installation of underfloor heating rewiring and replumbing replacement windows and doors reroofing external insulation/render, removal of existing chimneys and associated structural works in accordance with engineer's specification, three proposed new domestic window openings to the existing dwelling, slight enlargement of one existing south-facing window opening and associated domestic works at Deerpark, Rockingham, Boyle, Co. Roscommon, F52 RW90, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed *Seán Tiernan*

Date: 3rd July 2026

Planner



Signed: _____
Senior Executive Planner

Date: 3rd July 2026











MEMORANDUM

To: North Roscommon Area.

From: Mervyn Walsh, Administrative Officer, Planning Department.

Date: 26th May, 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 refurbishment and renovation of existing detached dwelling house and construction of a single storey extension to the rear of the existing dwelling. The proposed rear extension will not exceed 40 sq metres. The proposed works include internal refurbishment and reconfiguration, removal / replacement of existing floor build ups where required, installation of radon barrier and active radon sump installation of underfloor heating rewiring and replumbing replacement windows and doors reroofing external insulation / render, removal of existing chimneys and associated structural works in accordance with engineer's specification, three proposed new domestic window openings to the existing dwelling, slight enlargement of one existing south-facing window opening and associated domestic works at Deerpark, Rockingham, Boyle, Co. Roscommon, F52 RW90, is or is not development and is or is not exempted development.

Applicants: Amy Nic an Ri & Dominic Rowan

Planning Ref: DED 1039

Attached, please find an application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) regarding Exempted Development from Amy Nic an Ri & Dominic Rowan for the said development above, which was received on 15th May, 2026.

Please let me have your recommendation.



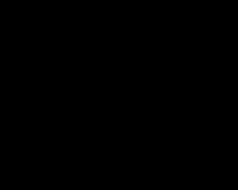
Mervyn Walsh,
Administrative Officer,
Planning Department.



Comhairle Contae
Ros Comáin
Roscommon
County Council



Amy Nic an Ri and Dominic Rowan



Date: 26th May, 2026
Planning Reference: DED 1039

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 refurbishment and renovation of existing detached dwelling house and construction of a single storey extension to the rear of the existing dwelling. The proposed rear extension will not exceed 40 sq metres. The proposed works include internal refurbishment and reconfiguration, removal / replacement of existing floor build ups where required, installation of radon barrier and active radon sump installation of underfloor heating rewiring and replumbing replacement windows and doors reroofing external insulation / render, removal of existing chimneys and associated structural works in accordance with engineer's specification, three proposed new domestic window openings to the existing dwelling, slight enlargement of one existing south-facing window opening and associated domestic works at Deerpark, Rockingham, Boyle, Co. Roscommon, F52 RW90, 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 15th 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. L01/0/240835 dated 21st May, 2026, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 1039**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

21/05/2028 15:33:36

Receipt No. : L01/0/240835

AMY NIC AN RI
[REDACTED]

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 1039	

Total : 80.00 EUR

Tendered :
Credit/Debit Card 80.00
9808

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

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)	Amy Nic an Rí and Dominic Rowan
Name of Agent	
Nature of Proposed Works	Refurbishment and renovation of existing detached dwelling house and construction of a single-storey extension to the rear of the existing dwelling The proposed rear extension will not exceed 40 sq. metres. The proposed works include internal refurbishment and reconfiguration; removal/replacement of existing floor build-ups where required; installation of radon barrier and active radon sump; installation of underfloor heating; rewiring and replumbing; replacement windows and doors; reroofing; external insulation/render; removal of existing chimneys and associated structural works in accordance with engineer's specification; three proposed new domestic window openings to the existing dwelling; slight enlargement of one existing south-facing window opening; and associated domestic works.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Deerpark, Rockingham, Boyle, Co. Roscommon, F52RW90
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>86.6m sq internal</u> b) <u>38.56 sq m extension (internal)</u>
Height above ground level:	Ridge height 6 metres
Total area of private open space remaining after completion of this development	1.15 acres
Roofing Material (Slates, Tiles, other) (Specify)	Dark Slate

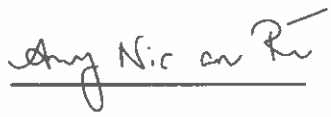
Roscommon County Council



Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	External wall insulation with white render/plaster finish to existing dwelling. Proposed rear extension to have white render/plaster finish with selected stone/stone-effect cladding to rear elevation only.
Is proposed works located at front/rear/side of existing house.	Single-storey extension to rear of existing dwelling. Refurbishment works to existing dwelling, including replacement windows and doors, reroofing, external insulation/render and two new domestic windows to the side elevation of the existing dwelling.
Has an application been made previously for this site	No known previous planning history.
If yes give ref. number (include full details of existing extension, if any)	N/A
Existing use of land or structure	Existing dwelling house. Vacant for more than 2 years.
Proposed use of land or structure	Single private dwelling house. No change of use proposed.
Distance of proposed building line from edge of roadway	140 metres
Does the proposed development involve the provision of a piped water supply	Existing dwelling is served by mains water supply. No new independent water supply is proposed.
Does the proposed development involve the provision of sanitary facilities	Existing domestic sanitary arrangements already in place for existing dwelling. Internal sanitary facilities to be refurbished/reconfigured. No separate dwelling unit proposed.

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

Signature:  

Date: 15/05/2026

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

Detailed Specification of Development Proposed

Section 5 Declaration Application - Refurbishment, Renovation and Rear Extension to Existing Detached Dwelling

1. Description of Proposed Development

The proposed development comprises refurbishment and renovation of an existing detached dwelling house and construction of a single-storey rear extension. The existing dwelling has a floor area of **86.6 sq. metres**. The proposed rear extension has a floor area of **38.56 sq. metres**, based on internal dimensions of **6.18 m x 6.24 m**, and will not exceed **40 sq. metres**. The dwelling will remain a single private dwelling house. No change of use is proposed.

2. Proposed Rear Extension

The proposed rear extension is to the rear of the existing dwelling. External wall thickness is **0.41 m**. External dimensions are shown on submitted drawings. The extension will have a pitched/gabled roof finished in dark slates/tiles to match or accord with the refurbished existing dwelling roof. The extension roof will not exceed the existing dwelling roof.

3. Refurbishment and Renovation Works

The proposed works include internal refurbishment and reconfiguration; floor build-up replacement where required; radon barrier and active radon sump; underfloor heating; rewiring and replumbing; service upgrades; replacement windows and doors; reroofing; external wall insulation with white render/plaster finish; chimney removal; and associated domestic works. Structural works and making-good from chimney removal shall follow the specification and direction of a suitably qualified engineer.

4. Window and Door Alterations

It is proposed to replace existing windows and doors and form three new domestic window openings in the existing dwelling: one south-facing window, **100 cm x 140 cm**; one north-facing window, **223 cm x 150 cm**; and one north-facing window, **77 cm x 150 cm**. It is also proposed to enlarge one existing south-facing window from **180 cm x 122 cm** to **200 cm x 150 cm**. Replacement front windows/doors are proposed within existing openings only. No new front openings are proposed.

5. External Walling and Finishes

External wall insulation with white render/plaster finish is proposed to the existing dwelling. The rear extension will have white render/plaster finish, with selected stone/stone-effect cladding to the rear elevation only. The roof finish will be dark slates/tiles.

6. Services, Water and Sanitary Facilities

The dwelling is served by mains water, to be retained. Proposed works include rewiring, replumbing and service upgrades, including underfloor heating. Existing sanitary arrangements are in place. Internal sanitary facilities are to be refurbished/reconfigured. No separate dwelling unit is proposed.

7. Site and Curtilage Works

Associated domestic works within the curtilage are proposed. Low garden walls within the curtilage may be removed where required. No new vehicular entrance, entrance widening or alteration to the public road is proposed. The existing shed/outbuilding is to remain.

8. Private Open Space

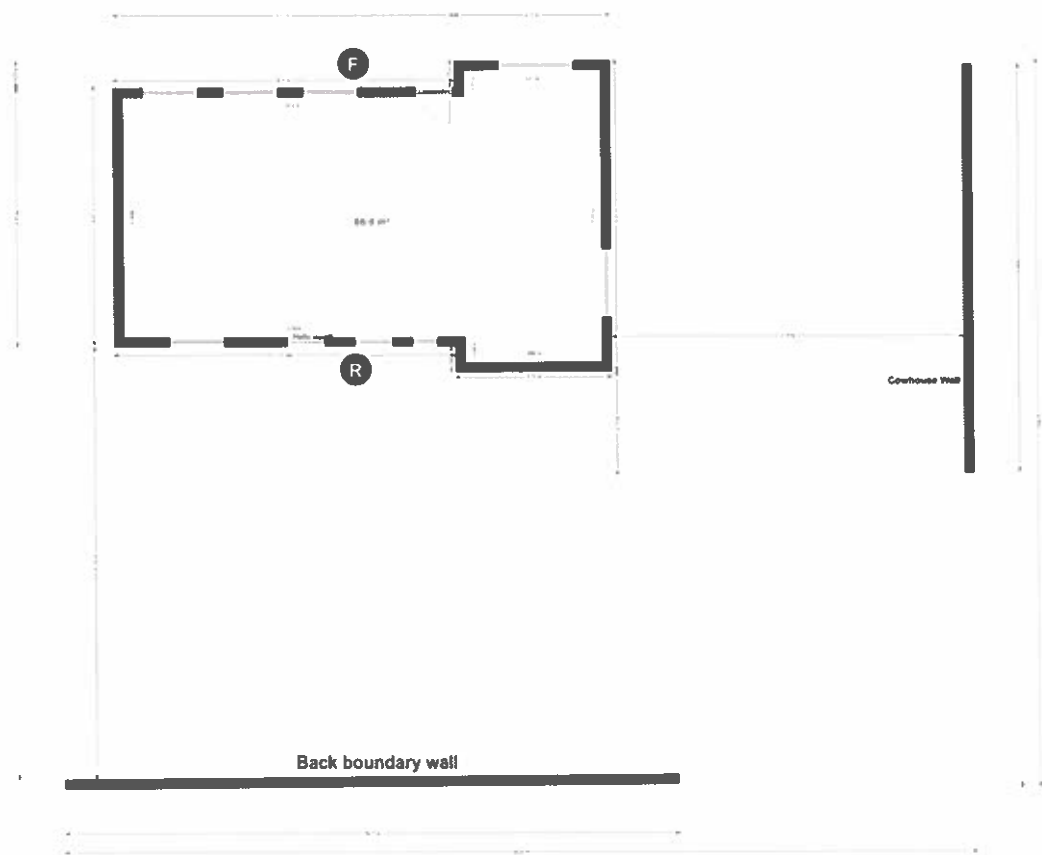
The site area is **1.16 acres**. Private open space remaining after completion will be **1.15 acres / 4,654 sq. metres**.

9. Drawings and Dimensions

The submitted drawings show the existing dwelling, rear extension, window alterations, elevations and site layout. 3D views are indicative only. The 2D plans, elevations and site layout should be relied upon for dimensions. Dimensions are based on submitted drawings and are to be confirmed on site.

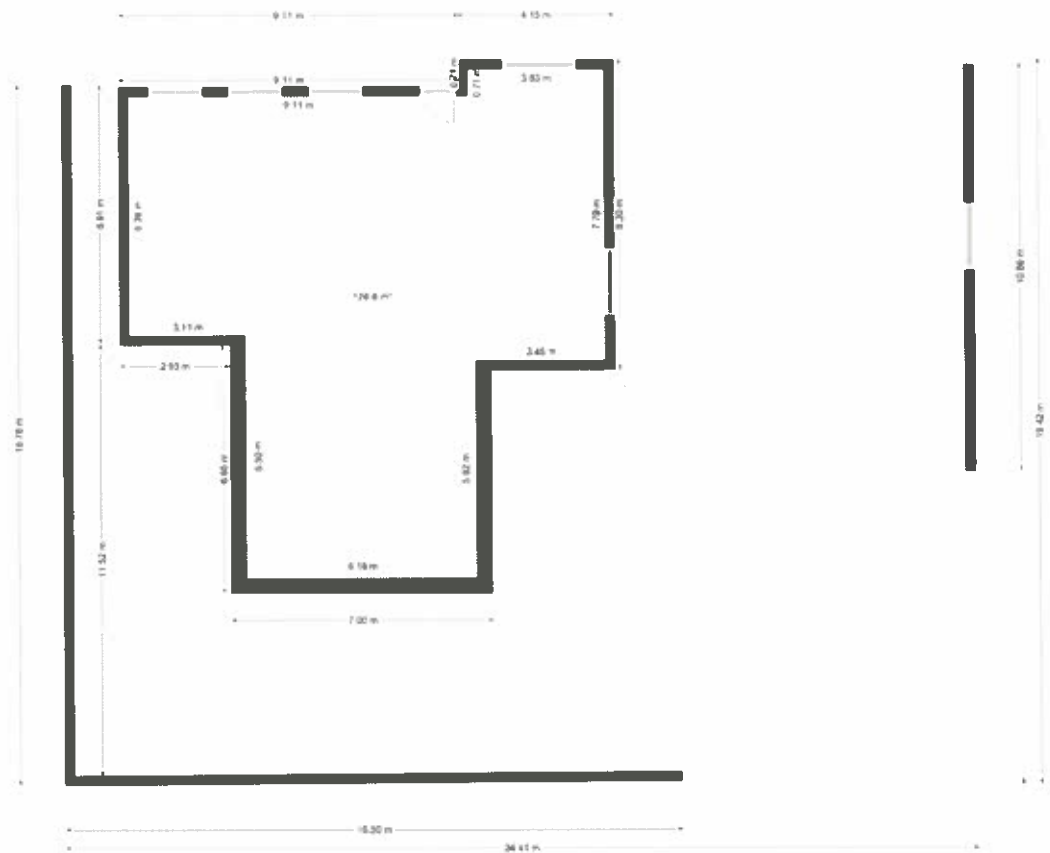


Existing Total Floor Area = 86.6m



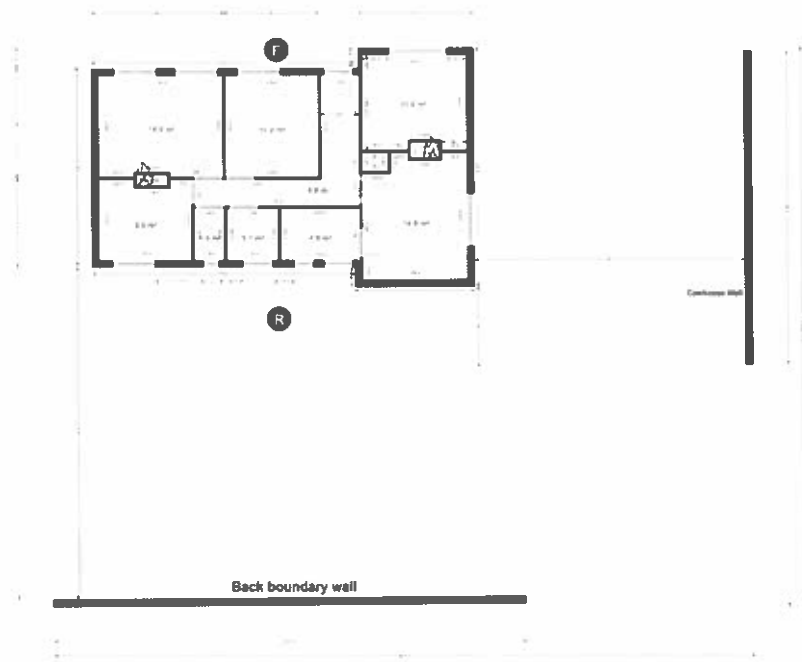


Extended Total Floor Area = 126.6m



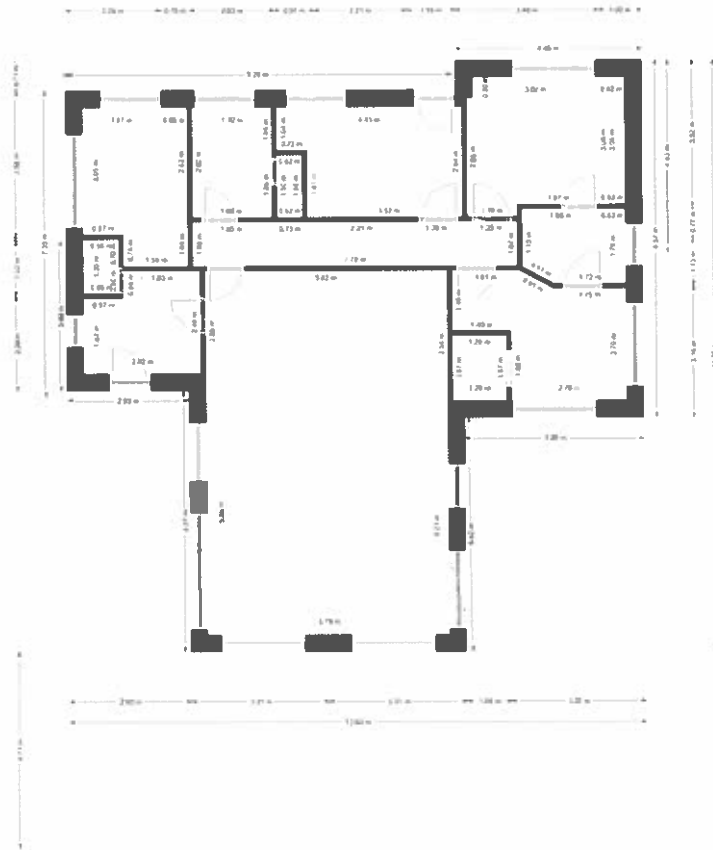


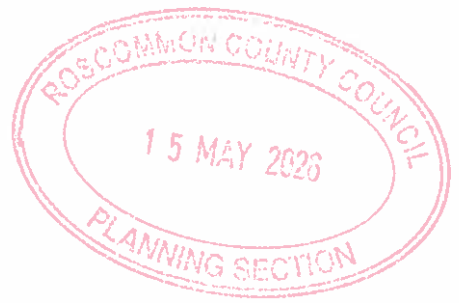
Existing Bungalow with Room Divisions





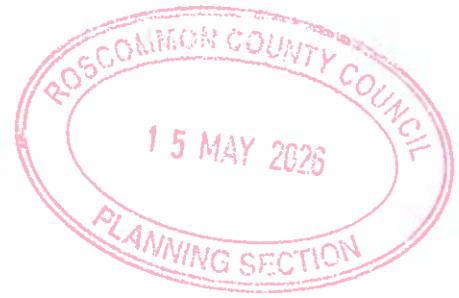
Extended Bungalow with Reconfiguration





Front



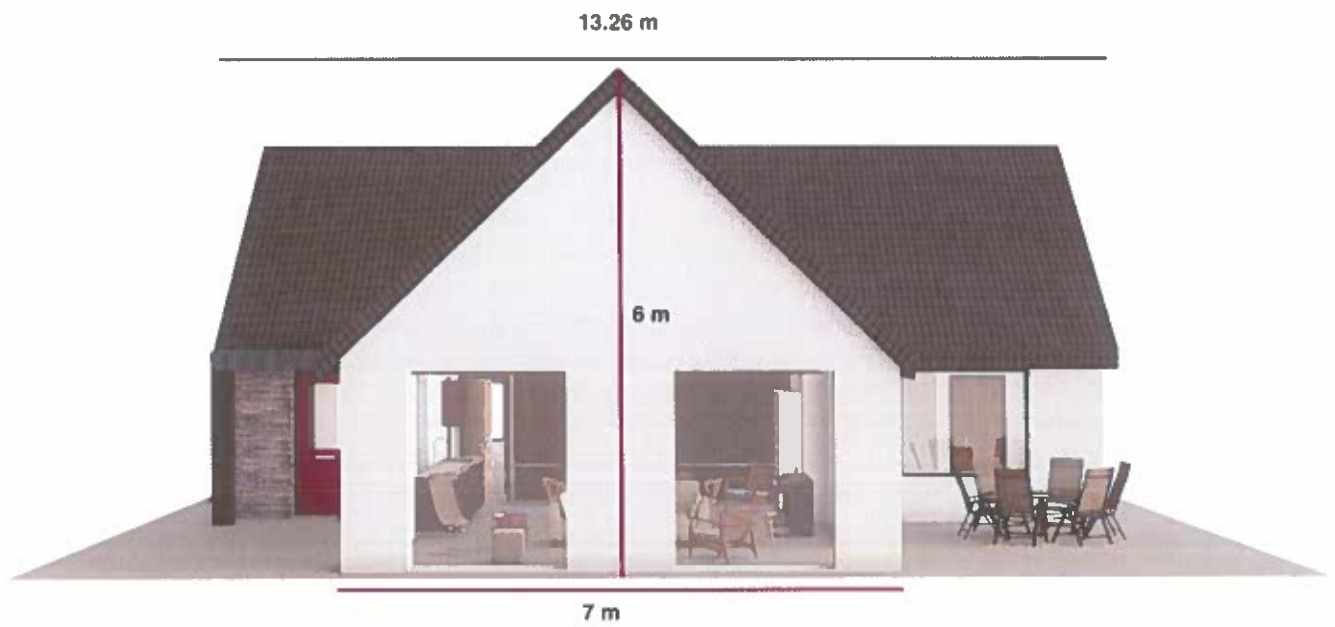








Rear









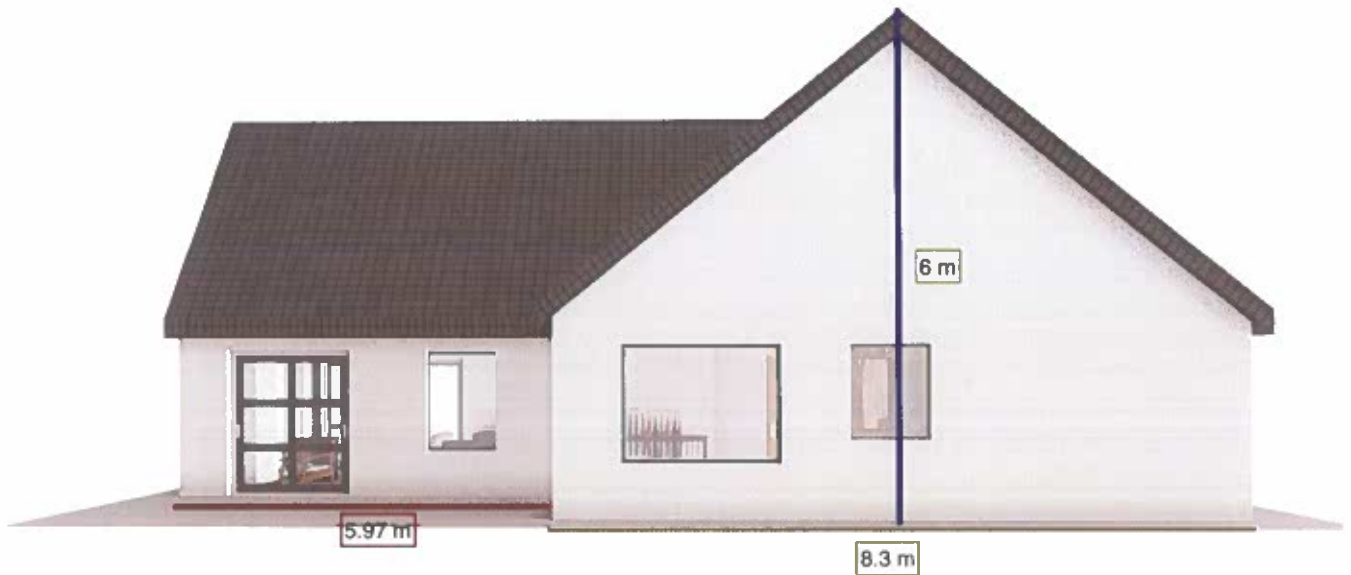


South-West





South-facing Side





North-facing Side





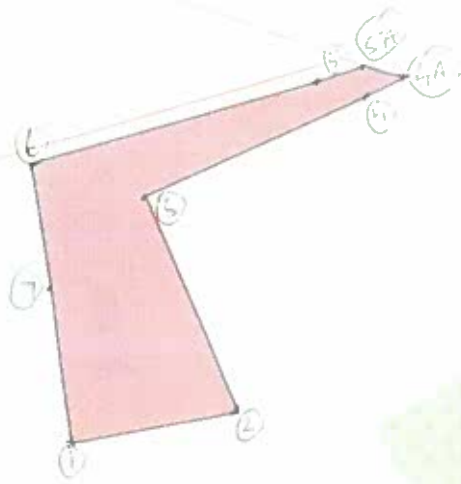
Proposed Enlargement of Window





Proposed Removal of Chimneys





Property Details

Back

Folio Number	PN128524
Folio Level	Freehold
Plan Number	2*
Property Number	1
Area of selected plans	0.47 hectares
Number of Plans on this folio	1
Address	Rackingham, Boyle Co Roscommon, F52 B690

View Folio PDF Request Certified Copy

The Planning Register is for information only and is not conclusive.

Print Current View

Help

- (1) x 520192, y 20335
- (2) x 520247, y 20359
- (3) x 520199, y 20326
- (4) x 520177, y 20336
- (4A) x 520199, y 20332

- (5A) x 520200, y 20336
- (5) x 520200, y 20336
- (6) x 520177, y 20335
- (7) x 520177, y 20329



**Tailte
Éireann**

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying



Tailte Éireann Sealed and Certified Copy Folio (& Title Plan)

MCCORMACK SOLICITORS



This page forms part of the official document. Do not detach.

Folio Number: RN12852F
Application Number: P2026LR027343C
Your Reference: AMY001-0006

This document comprises a sealed and certified copy of the Tailte Éireann record for the above mentioned folio/title plan as of the date appearing.

Details of **dealings pending** (if any) are listed in the **Schedule** below.


An officer duly authorised by Tailte Éireann



Schedule

Notes:

1. Title plans should be read in conjunction with the folio. The description of the land on the folio or on the title plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Title plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to Tailte Éireann immediately.

Land Registry

County Roscommon

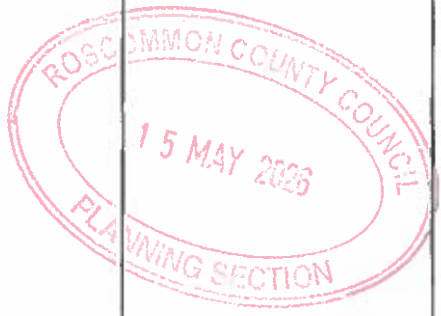
Folio 12852F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent.

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	PLANS : 21 TOWNLAND : ROCKINGHAM DEMESNE BARONY :BOYLE AREA : .451 HECTARES OS REFERENCE :6/7 THE REGISTRATION DOES NOT EXTEND TO MINES AND MINERALS	FROM FOLIO 962F 

Land Registry

County Roscommon

Folio 12852F

Part 1(B) - Property Parts Transferred

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.

A red circular stamp is located in the lower right quadrant of the page. The text "ROSCOMMON COUNTY COUNCIL" is curved along the top inner edge, and "PLANNING SECTION" is curved along the bottom inner edge. In the center, the date "15 MAY 2023" is printed.

A red circular stamp from Roscommon County Council Planning Section, dated 15 MAY 2026. The stamp is oriented diagonally across the page.

Land Registry

County Roscommon

Folio 12852F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
001	
	Cancelled D2026LR029122D 13-FEB-2026
2	13-FEB-2026 D2026LR029122D AMY KING of Deerpark, Rockingham, Boyle, County Roscommon and DOMINIC ROWAN of Deerpark, Rockingham, Boyle, County Roscommon are full owners. 

Land Registry

County Roscommon

Folio 12852F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
01	THE PROPERTY IS SUBJECT TO THE PROVISIONS PROHIBITING LETTING, SUBLETTING OR SUBDIVISION SPECIFIED IN SECTION 12 OF THE LAND ACT, 1965, AND TO THE PROVISIONS RESTRICTING THE VESTING OF INTEREST SPECIFIED IN SECTION 45 OF THE SAID ACT IN SO FAR AS THE SAID PROVISIONS AFFECT SAME. Cancelled D2026LR029122D 13-FEB-2026
002	THE PROPERTY IS SUBJECT TO THE SPORTING RIGHTS WITHIN THE MEANING OF THE IRISH LAND ACT, 1903, RESERVED TO THE LAND COMMISSION BY ITS FIAT (LR 22/75960). Cancelled D2025LR123103R 19-JUN-2025



Folio Number: RN12852F

Application Number: P2026LR027343C

585840 mE, 803830 mN



Tailte Éireann

Charles Lunnell
Surveyors
Registration, Valuation,
Surveying

Folio: RN12852F

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÈ Surveying mapping. Where TÈ Registration maps are printed at a scale that is larger than the TÈ Surveying scale, accuracy is limited to that of the TÈ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÈ Registration maps, see www.tailte.ie.

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(centre-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold



Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system.

The TÈ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÈ Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

585840 mE, 802980 mN
Date Printed: 02/03/2026

Creation Date: 2 March 2026 14:29:08

Application Number: P2026LR027343C

1:2500 Scale



Page 5 of 5



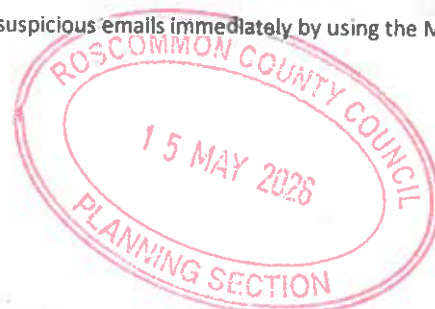
DED 1039.

Mervyn Walsh

From: Amy King [REDACTED]
Sent: Friday 15 May 2026 11:39
To: Planning Department
Subject: DED Application for VPRG

Some people who received this message don't often get email from amyrowanking@gmail.com. [Learn why this is important](#)

Caution: This email originated outside the organisation and may be malicious. Report all suspicious emails immediately by using the Meta Phish button above.



 Amy Nic an Rí_Dominic Rowan_F52RW90.pdf

A chara,

Please see attached our updated application for a declaration under Section 5 of the Planning and Development Act 2000, as amended, regarding proposed refurbishment, renovation and rear extension works to an existing detached dwelling.

I would be grateful if you could confirm receipt of the application and advise whom I should contact regarding payment of the application fee.

Le meas,

Amy Nic an Rí