

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Angelika Forst & Wolfgang Slangen,

Reference Number: DED 634
Application Received: 8th December 2023
Name of Applicants: Angelika Forst & Wolfgang Slangen
Agent: N/A

WHEREAS a question has arisen as to whether the construction of a domestic extension at Fallsollus, Ballaghaderreen, Co. Roscommon., 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 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act, 2000, as amended
- (e) The planning history of the site

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works are development.
- (b) The construction of domestic extension as described in this case is an exempted development.
- (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 – 2019 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 **construct a domestic extension at Fallsollus, Ballaghadeerren, Co. Roscommon., 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:



Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 1st May 2024

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

Reference Number:	DED 634
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the construction of domestic extension
Name of Applicant:	Angelika Forst and Wolfgang Slangen
Location of Development:	Fallsollus, Ballaghaderreen, Co. Roscommon
Site Visit:	30/04/2024

WHEREAS a question has arisen as to whether the following works; the construction of a domestic extension to a dwelling house at the above address **is or is not development and is or is not exempted development.**

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), 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 subject site is located in the townland of Fallsollus, Ballaghaderreen, Co. Roscommon. The subject site contains the applicant's dwelling house with what appears to be a very modest rear extension.

There are no European designated sites in, adjoining or in close proximity to the subject site. There is no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS.

Question arising: Whether a proposed 39sqm recent extension is or is not development and is or is not exempted 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 the likely zone of influence of the proposed development.

Appropriate Assessment

The closest European sites to the site of the proposed development is Tullaghanrock Bog SAC (Site Code 002354) which is located circa 2.4km to the south.

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, therefore, be excluded.

Planning History

None. A previous application for a declaration under Section 5 of the Planning & Development Act 2000, as amended was made recently, ref no. DED575. A determination was issued that the proposed extension in that case was development and was exempted development. The current application appears to make proposed modifications to the extension assessed under DED575.

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'.

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,

Class 1 of Part 1 of Schedule 2: Exempted development - General

Description of Development	Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p>CLASS 1</p> <p>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</p>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.</p> <p>(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.</p> <p>2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.</p> <p>(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.</p> <p>(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</p> <p>(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</p> <p>5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p> <p>388 (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at</p>

	<p>above ground level shall not be less than 11 metres from the boundary it faces.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
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Assessment:

The proposed development for the construction of domestic extension, it is stated as having floor space of 39.55m².

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

1. a. House has no previous extension; proposed extension is less than 40m².
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 25m²
6. a. Windows are greater than 1m from the boundary it faces.
b. Proposed extension is only on ground floor level.
c. Proposed extension is only on ground floor level.
7. Not indicated that the extension roof will be used as a balcony or roof garden.

Having reviewed the proposed works in the context of the Conditions and Limitations associated with Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, for the construction of domestic extension as described in this case is considered to be exempted development.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations, it is reasonable to conclude that on the basis of the information available, it is considered 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 EIA or AA does not apply with respect to the current referral case.

I am satisfied that an Environmental Impact Assessment Report or Natura Impact Statement 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 Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where a NIS is required.

Recommendation

WHEREAS a question has arisen as to whether the construction of domestic extension in the townland of Fallsollus, Ballaghadereen, Co. Roscommon. is or is not development and is or is not exempted development.

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act, 2000, as amended
- (e) The planning history of the site

AND WHEREAS I have concluded that

- a) The works are development.
- b) the construction of domestic extension as described in this case is an exempted development.
- 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.

and I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Date: 1st May 2024

Civil Technician



Signed:

Date: 1st May 2024

Senior Executive Planner









Carmel Curley

From: Mervyn Walsh
Sent: Tuesday 2 April 2024 10:22
To: Carmel Curley
Subject: FW: DED 634 FI Request Letter-signed.pdf
Attachments: Screenshot_20240328-071139_Gmail.jpg; Screenshot_20240328-071126_Gmail.jpg; DED 634 FI Request Letter-signed.pdf; Cottage-Extension new.pdf

From: [REDACTED]
Sent: Friday 29 March 2024 08:54
To: Planning Department <Planning@roscommoncoco.ie>
Subject: DED 634 FI Request Letter-signed.pdf

To whom it may concern

Referring to the attached letter I send you the new plan 1 a+b and the work proposed line 2 attached

Kind regards

Angelika Forst

Geteilt durch einen bequemen und kostenlosen Bild-zu-PDF-Konverter: <https://st.simplesdesign.ltd/7ziEnq>

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

A.G.K

Construction Limited,
Rathbarney Road, Ballyvaughan, Co. Clare,
Ireland. Tel: 097 2567764

Carpentry works.

- 1) Two new internal doors with door frames hinges handles
- 2) Window boards and 100mm skirting 75mm architrave.

External works.

- 1) Sand and cement nap finish plaster.
- 2) Rain water to new soak pit and sewer connection brought around the front of the house.
- 3) French drain fitted around the rear of the house, membrane and two 100mm drainage pipe and pea gravel.

Plumbing.

- 1) Plumbing involved for the new un-suite and kitchen sink.
- 2) All sewer and rain water works.
- 3) Creating a walk shower.
- 4) Sanitary ware Allowance € [REDACTED]
- 5) Fitting new sanitary ware.

Tiling.

- 1) Tiling new bathroom floor with skirting tile.
- 2) Tiling shower area.
- 3) Tile allowance € 1000.

External Door and windows.

- 1) Allowance for Door and windows € [REDACTED]

Cost

Including Allowances

Var@13.5

Total

Painting and decorating by client.

AGK Construction Limited
Rathbarney Road, Ballyvaughan, Co. Clare,
Ireland. Tel: 097 2567764

A.G.K

Construction Limited,
Bathmore Way, Bathmore, Co. Wick.

Quote for Anglique

F45XD86

19-11-2023

Extension 40 m2 and un-suite and utility

Demolition and ground works.

- 1) Demolition of old extension.
- 2) Excavation works for new foundations and services.
- 3) All hard-core waste left on site and all timber/ plastic etc removed by skip.
- 4) Cutting of rock to make it possible to fit foundations.

Foundations/ concrete/ Block works.

- 1) Standard strip foundation. Concrete and steel.
- 2) 100mm block external 120mm cavity full fill with Micafill and 100mm block internal.
- 3) Prestressed concrete lintels and window sills.
- 4) Radon barrier/ 100mm floor insulation 100mm concrete finish floor.

Flat roof.

- 1) 150mm by 75mm Joist and 18mm Structural OSB Plywood
- 2) 100mm Kingspan Insulation.
- 3) FATRA membrane and flashings required.
- 4) Fada soffit and gutters/ down pipes, colour black.
- 5) 200mm earth wool between ceiling joist.

Electrical works.

- 1) 5x double sockets in the new kitchen area.
- 2) Power supply for new hob/oven and extractor fan.
- 3) 3x double sockets in the new bedroom.
- 4) Kitchen two pendant lights/ one pendant in the bedroom

Internal works.

- 1) 12.5mm foil back plasterboard to ceiling.
- 2) Timber partition walls with 12.5mm plasterboard wall for the new bedroom wall and wall between utility and un-suite bathroom.
- 3) Plastering off all internal walls and ceilings smooth skim finish.



Proposed Extension

From: Planning Department
Sent: Wednesday 10 January 2024 12:34
To: [REDACTED]
Subject: DED 634 - Further information request
Attachments: DED 634 FI Request Letter-signed.pdf

A Chara

Herewith attached the further information request relating to your Declaration of Exempted Development application i.e. DED634.

Mise le meas

Planning Department
Áras an Chontae, Roscommon, Co. Roscommon. F42 VR98
☎ (090) 6637100 ✉ planning@roscommoncoco.ie
🌐 www.roscommoncoco.ie



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



Comhairle Contae
Ros Comáin
Roscommon
County Council



REGISTERED POST

Angelika Forst & Wolfgang Langen



Date: 10/01/2024
Ref: DED 634

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Proposed extension to existing building (cottage is 62.92sqm, extension is under 40sqm) at Fallsollus, Ballaghaderreen, Co. Roscommon, F45 XD86.

A Chara,

Further to your application received on the 8th December, 2023 and in order for the Planning Authority to determine as to whether the proposed extension to existing building (cottage is 62.92sqm, extension is under 40sqm) at Fallsollus, Ballaghaderreen, Co. Roscommon, F45 XD86 is or is not development or is or is not exempted development, you are requested to submit the following further information:

1. Due to the presence of differing proposed plans on file, and in order for the Planning Authority to make a properly informed determination in this instance, please submit the following:
 - a) An overall proposed floor plan clearly differentiating between the existing dwelling house on site to be retained and the proposed extension. Any aspect of the existing dwelling house to be demolished should also be clearly illustrated. A different colour scheme should be incorporated in the drawings to make these clear distinctions.
 - b) Proposed corresponding front and side elevations clearly differentiating between the existing dwelling house on site to be retained, and the proposed extension.
2. Please provide an accompanying letter clearly outlining the extent of the proposed works.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 634**.

Note: Replies to this communication must be by way of original documents.

Mise le meas,

Tracy Davis

Senior Executive Planner,
Planning.

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

Reference Number:	DED 634
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the construction of domestic extension
Name of Applicant:	Angelika Forst and Wolfgang Slangen
Location of Development:	Fallsollus, Ballghadereen, Co. Roscommon

WHEREAS a question has arisen as to whether the following works; the construction of a domestic extension to a dwelling house at the above address is or is not development and is or is not exempted development.

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (Exempt Development – General), 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 subject site is located in the townland of Fallsollus, Ballaghadereen, Co. Roscommon. The subject site contains the applicant's dwelling house with what appears to be a very modest rear extension. There are no European designated sites in, adjoining or in close proximity to the subject site. There is no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS.

Question arising: Whether a proposed 39sqm recent extension is or is not development and is or is not exempted development.

Planning History

None. A previous application for a declaration under Section 5 of the Planning & Development Act 2000, as amended was made recently, ref no. DED575. A determination was issued that the proposed extension in that case was development and was exempted development. The current application appears to make proposed modifications to the extension assessed under DED575, the extent of which is unclear based on the information submitted. Further Information will be sought in this regard.

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’.

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,

Class 1 of Part 1 of Schedule 2: Exempted development - General

Description of Development	Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p>CLASS 1</p> <p>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</p>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. (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.</p> <p>2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p>

	<p>4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.</p> <p>(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</p> <p>(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</p> <p>5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces. 388 (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.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
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Initial Planning Assessment:

It is unclear from the documentation submitted what the proposed works involve, as there are different floor plans on file. A further Information request will be made in this regard.

Recommendation:

Please request the following further information:

1. Due to the presence of differing proposed plans on file, and in order for the Planning Authority to make a properly informed determination in this instance, please submit the following:
 - An overall proposed floor plan clearly differentiating between the existing dwelling house on site to be retained and the proposed extension. Any aspect of the existing dwelling house to be demolished should also be clearly illustrated. A different colour scheme should be incorporated in the drawings to make these clear distinctions.
 - Proposed corresponding front and side elevations clearly differentiating between the existing dwelling house on site to be retained, and the proposed extension.
2. Please provide an accompanying letter clearly outlining the extent of the proposed works.

Signed 
Executive Planner

Date: 9th January 2024



Tracy Davis

From: Planning Department
Sent: Monday 18 December 2023 16:07
To: [REDACTED]
Subject: DED 634 - Acknowledgement of application
Attachments: DED 634 Acknowledgement Letter-signed.pdf

A Chara

Herewith attached the acknowledgement of your Declaration of Exempted Development application i.e. DED 634.

Mise le meas

Tracy Davis | Planning Department
Áras an Chontae, Roscommon, Co. Roscommon. F42 VR98
☎ (090) 6637100 ✉ planningenforcement@roscommoncoco.ie
🌐 www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



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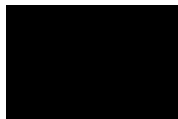
Anselika -



Comhairle Contae
Ros Comáin
Roscommon
County Council



Angelika Forst & Wolfgang Langen



Date: 18th December, 2023.

Planning Reference: DED 634

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.

Development: Proposed extension to existing building (cottage is 62.92sqm, extension is under 40sqm) at Fallsollus, Ballaghaderreen, Co. Roscommon, F45 XD86.

A Chara,

I wish to acknowledge receipt of your application received on the 8th December, 2023, 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. L01/0/225941 dated 7th December, 2023 refers.

Note: Please note your Planning Reference No. is **DED 634**.

This should be quoted in all correspondence and telephone queries.

Mise le meas,

Tracy Davis

Tracy Davis,
Senior Executive Planner,
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

07/12/2023 11:33:04

Receipt No. 101/0/225841

ANGELIKA FORST


EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80 00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 634	

Total : 80 00 EUR

Tendered :
Credit/Debit Card 80 00
7596

Change : 0 00

Issued By : Louis Carroll
From : Central Cash Office

Sharon Kelly

From: Angelique Angel [REDACTED]
Sent: Thursday 7 December 2023 11:28
To: Planning Department
Subject: DED634
Attachments: 20231202_154417.jpg; 20231202_154405.jpg





Corporation of Roscommon
Roscommon

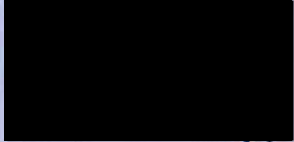
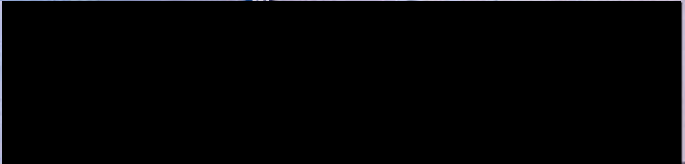
Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: planning@roscommoncoco.ie

Roscommon County Council

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

Name:	Angelika Forst: Wolfgang Langen
Address:	 Property is Falls of Ballygaderreen Co. Roscommon
Name & Address of Agent:	
Nature of Proposed Works	Extension for existing building Cottage (62,92 qm) Extension under 40 qm
Location (Townland & O.S No.)	T45XD86 Ballygaderreen 338A or 20P
Floor Area	Ground Floor
Height above ground level	ca 3m depends on foundation
Total area of private open space remaining after completion of this development	102,92 qm
Roofing Material (Slates, Tiles, other) (Specify)	Flat Roof; Joist i Kingspan Plywood i earthwood or Hemp
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	100mm block external 120mm cavity full fill with Hiasfill Sand and cement up finish plaster French drain grey/white
Is proposed works located at front/rear/side of existing house.	Rear of Building



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	/
If yes give ref. number (include full details of existing extension, if any)	/
Existing use of land or structure	Concrete Terrace
Proposed use of land or structure	Kitchen 4.6 m ² will be removed Extension ⇒ Kitchen, Bedroom Bedroom, dining Room
Distance of proposed building line from edge of roadway	11 m
Does the proposed development involve the provision of a piped water supply	yes for the kitchen will be connected to the existing water supply
Does the proposed development involve the provision of sanitary facilities	No

Signature:

A. Foster

Date:

01/12/23

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 SECTION



LEGEND

by Point	•	Machos (Gerasid)	[Symbol]	Jursey Point Level	100.00
air	+	Water Meter	[Symbol]	Road / Walk Way	200.00
mg	[Symbol]	Fool Water	[Symbol]	Digested Oil Data	-----
ing	[Symbol]	Ancient Junction	[Symbol]	Fallo Seabed	[Symbol]
ng Structure	[Symbol]	Burnt Water	[Symbol]	Sabot Coordinates	[Symbol]
Edge	[Symbol]	Fry Hydrogen	[Symbol]	Hillside	[Symbol]
or Road	[Symbol]	Water Meter	[Symbol]	Door	[Symbol]
Trac	[Symbol]	Telcom Plan	[Symbol]	Structure H Bases	[Symbol]
ng Chas	[Symbol]	E88 Pole	[Symbol]		
and Detail	[Symbol]	Lamp Pipe	[Symbol]		
		Overhead ESS	[Symbol]		
		Overhead Telcom	[Symbol]		
tion					
Yash					
spread					



Geo Spatial Solutions

Client
Angelika Forst
Horizontal Datum
ITM IRENET95 / EPSG 2157

Survey Type	Topographic
Level Datum	OSGM14

Drawing No
(1)
Scale
1:100

Project No	KG23278
Surveyed By	

Project Location	Ballygadedemee, Co Roscommon
Survey Finish Date	Drafted

Issue Date
31/08/2023

Survey Notes	USGAMTS	1250	AJ
<p>There were large areas of dense vegetation and other materials on this site that would need to be cleared before surveying accurately.</p> <p>Any boundaries shown may not define the legal boundary between properties. It is strongly recommended that a OCTV/GPR survey be undertaken in order to locate any underground services that are not visible/comable from the surface.</p> <p>Please report any anomalies to the GSI office for re-confirmation.</p>			

Thomas Street, Castlebar, Co. Mayo, Ireland, F23 H978 Tel : +353 (0) 94 901 0103 - Email : info@kgss.ie - Web : www.kgss.ie



LEGEND

- Manhole (General)
- Storm Water
- Foul Water
- Access Easement
- Block Value
- Fire Hydrant
- Water Meter
- Telephone Pole
- 6.50 Pole

Client
Angelika Fort

Survey Type
Topographic

Drawing No
(2)

Project No
KQ23278

Project Location
Ballynahaden, Co. Roscommon

Horizontal Datum
ITM IREN195 / EPSG 2157

Level Datum
OSGM15

Scale
1:250 A3

Surveyed By
LB

Survey Fresh Date
25/08/2023

Drafted By
RE

Issue Date
31/08/2023

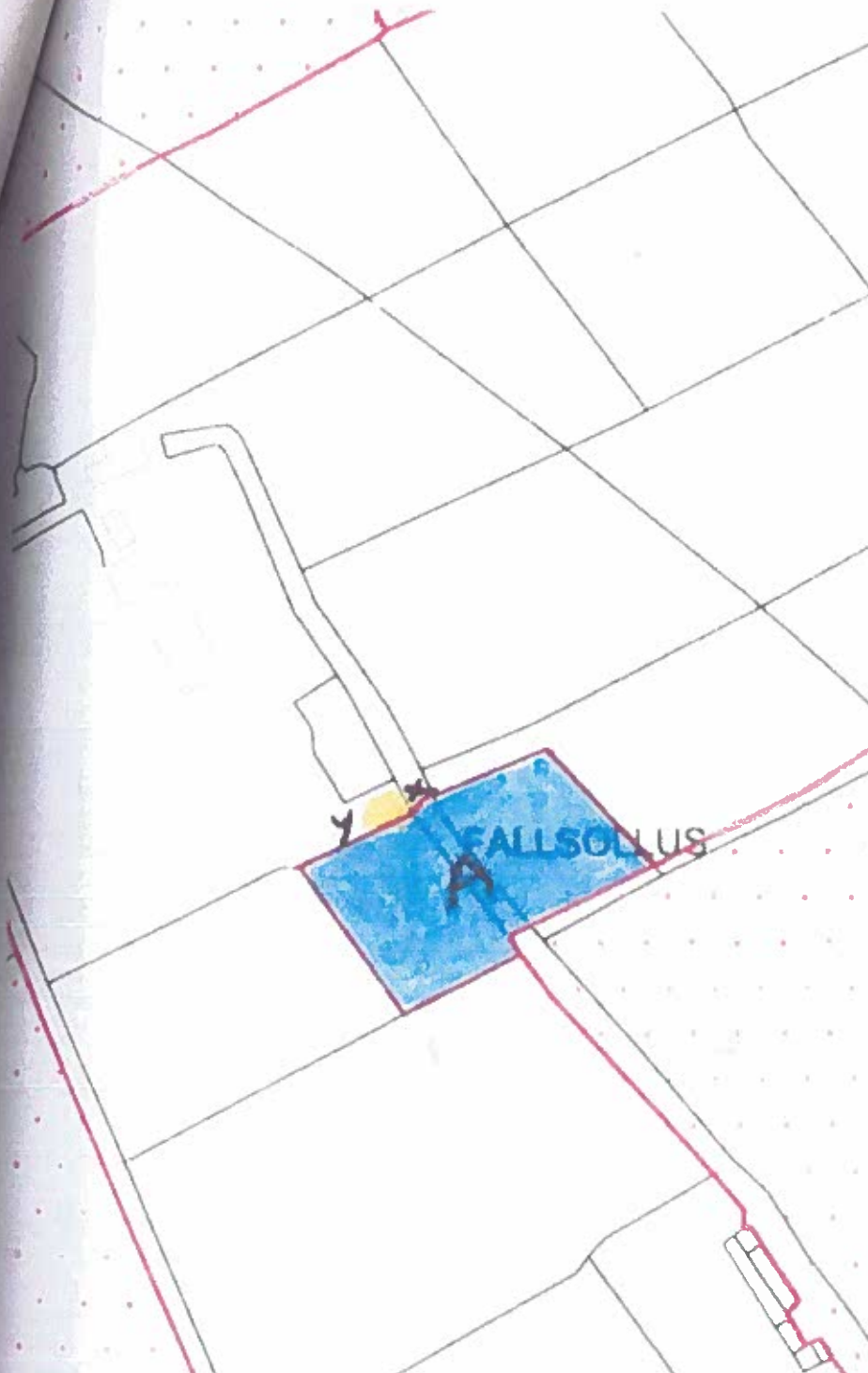
Survey Notes
There are large areas of dense vegetation on the site.

Windows

08

Vol) (TE2.1)

Map - Fall...



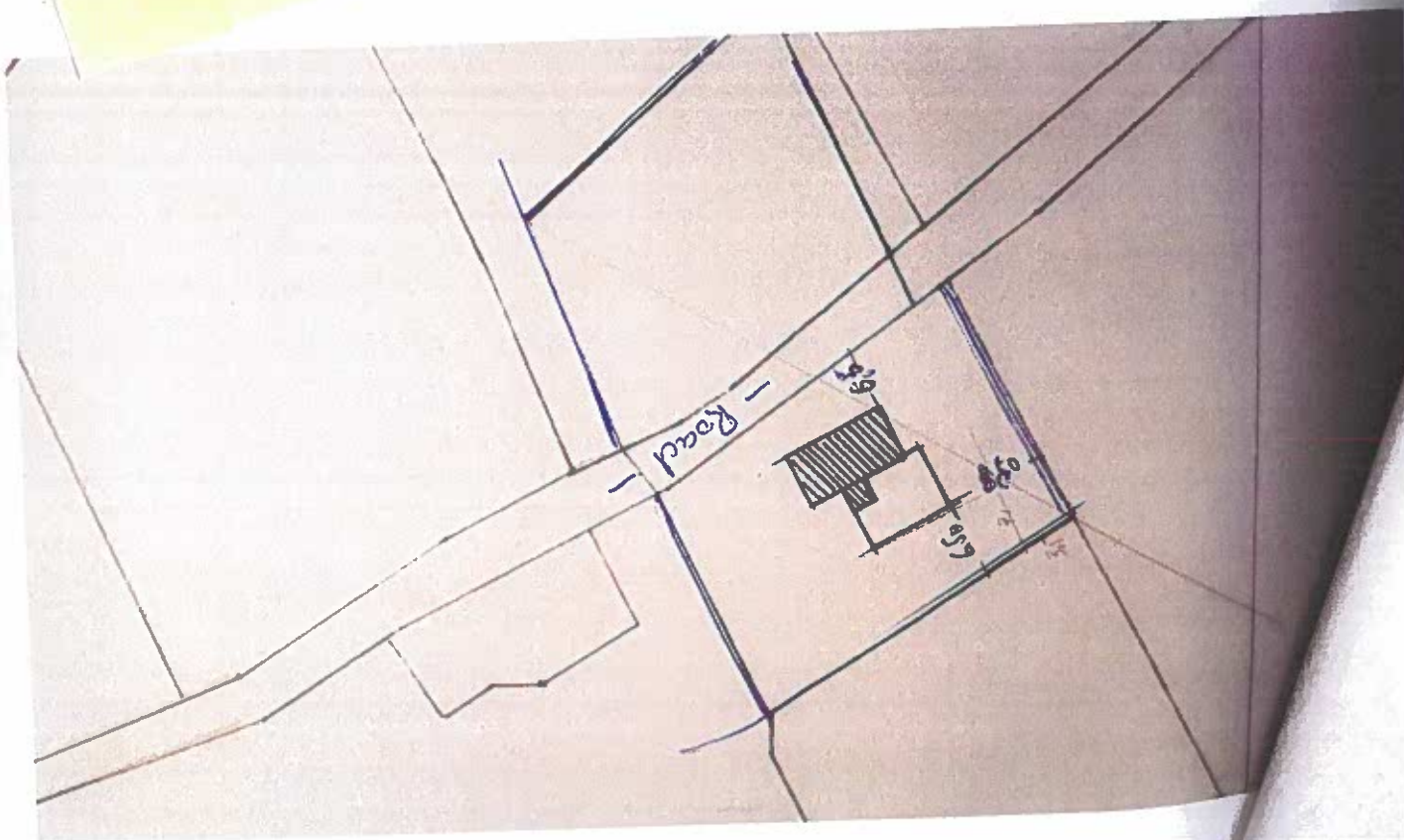
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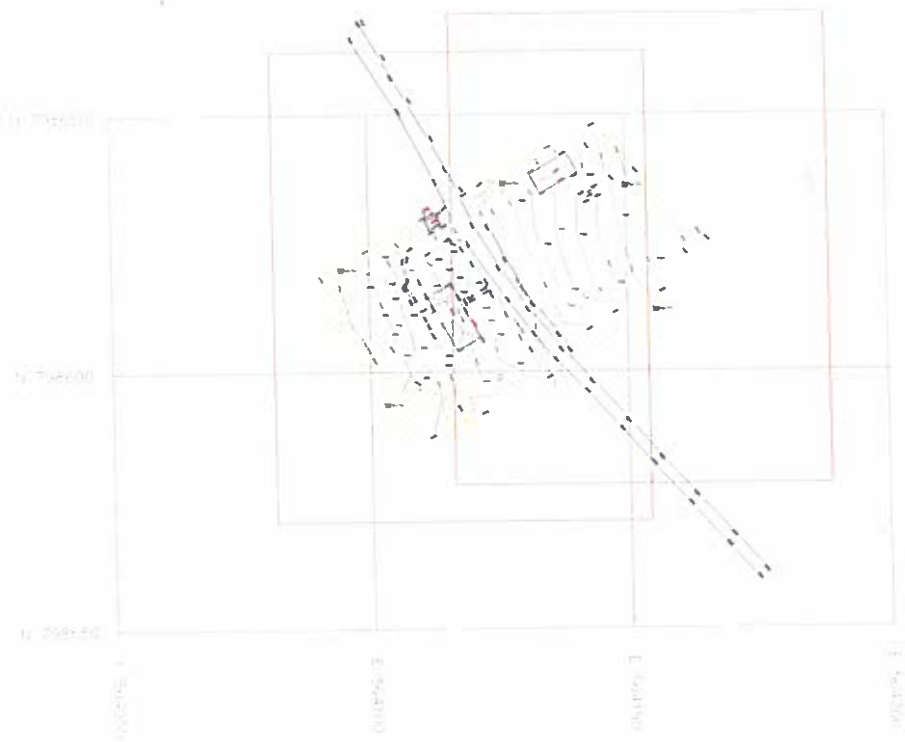


BC

R TO 11







LEGEND

Survey Point	Manhole (Green)	Survey Point (Level)	100.00
Control	Burnt Water	Roof / Wall (Level)	200.00
Fencing	Fall Water	Digested (Level)	200.00
Gate	Access Junction	Fence (Level)	200.00
Building / Structure	Stack Vents	Setout Coordinate	
Wall	Fine Hydrant	Window	
Road Edge	Water Meter	Door	
Unimproved Road	Telecom Pole	Structure in Beam	
Path / Track	ESB Pole		
Boundary / Drain	Lane Pole		
Detail	Overhead ESB		
Overhead Detail	Overhead Telecom		
Vegetation			
Tree Trunk			
Tree Spread			



Client
Angela Forst

Survey Type
Topographic

Drawing No
(KP)

Project No
KG23278

Horizontal Datum
ITM IRENET95 / EPSG 2157

Level Datum
OBGM15

Scale
1:1000 A3

Surveyed By
LB

Project Location
Belleghadreen, Co. Roscommon

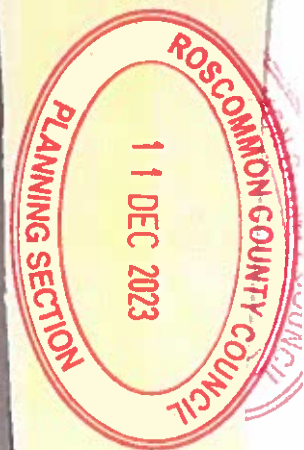
Survey Finish Date
25/08/2023

Drafted By
RE

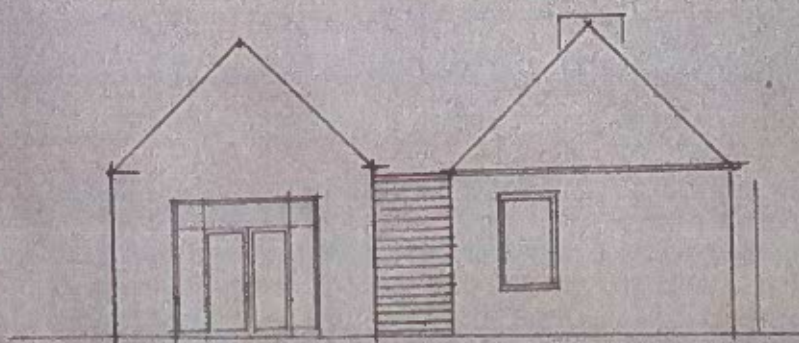
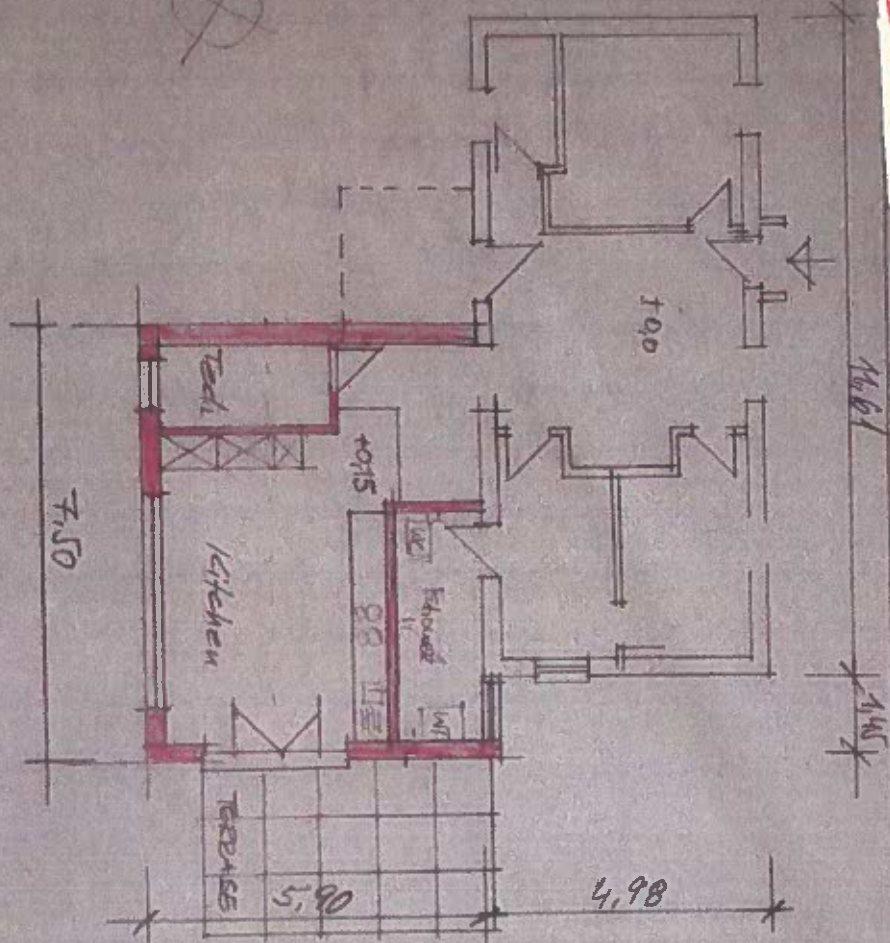
Issue Date
31/08/2023

Survey Notes
There were large areas of dense vegetation/other materials on the site that would need to be cleared before surveying accurately.
Any boundaries shown may not define the legal boundary between properties.
It is strongly recommended that a CCTV/GPR survey is undertaken in order to locate any underground services that are not visible/accessible from the surface.
Please report any anomalies to the KGSS office for rectification.

Modifications	Date	By



GROUND FLOOR



SOUTH-EAST FACADE

FALLSOLUS COTTAGE

Extension

1.100

M. M. M.

22.02.2023

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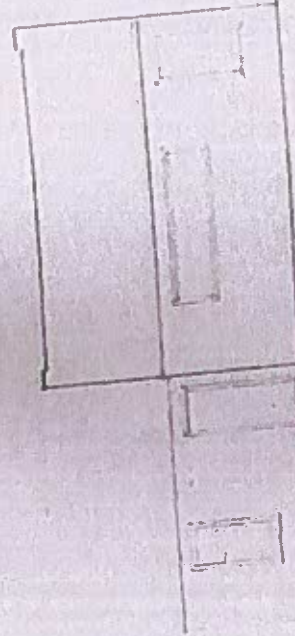
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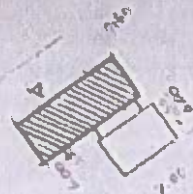
GROUND



SOUTH WEST 100' R12 = HEIGHT

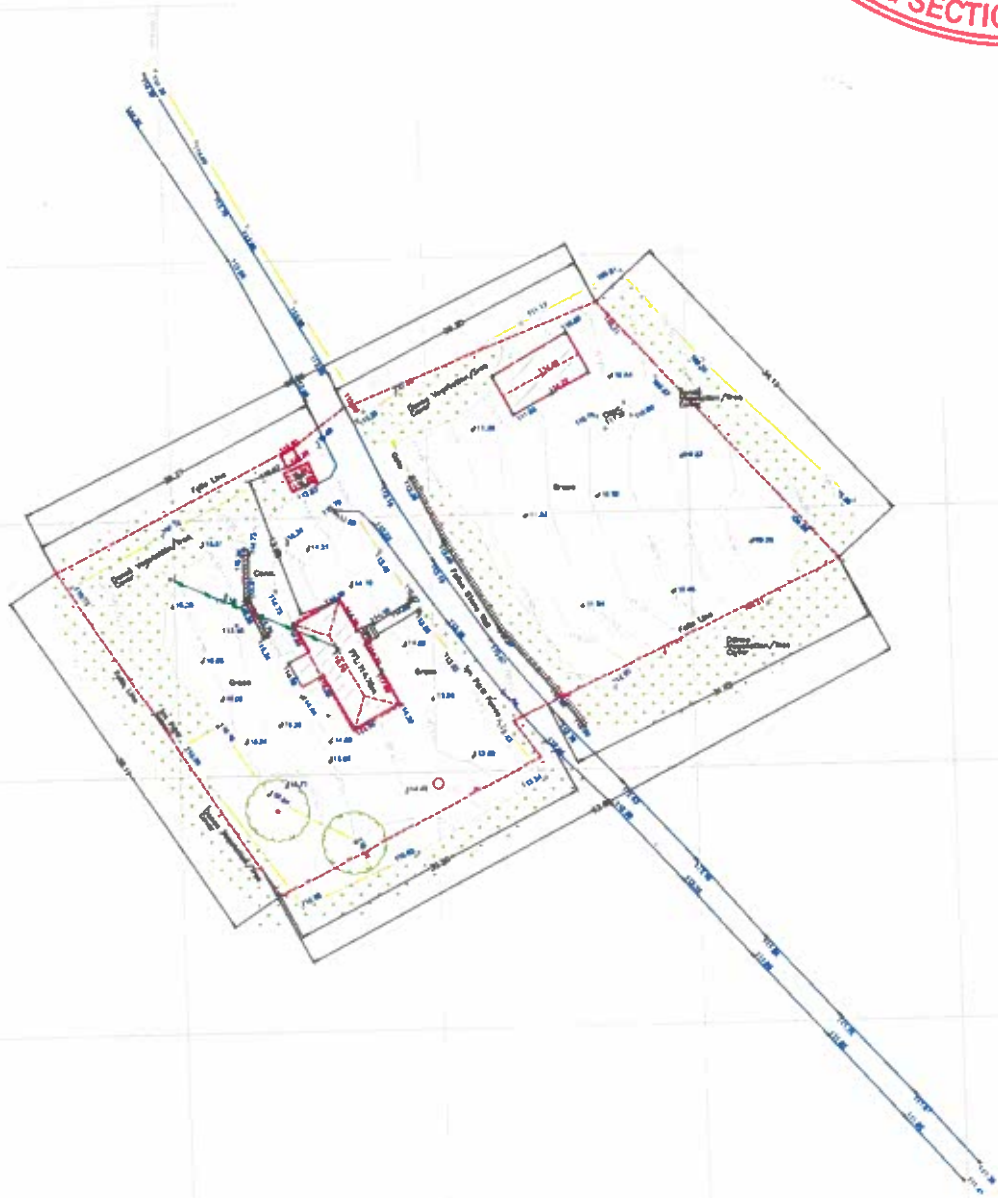


ROYD



FRUGULE
FULL OF SEEDS

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		Client	Survey Type	Drawing No	Project No	Project Location
		Angela Forst	Topographic	1-500	KG23278	Ballygaderreen Co Roscommon
		Horizontal Datum	Level Datum	Scale	Surveyed By	Survey Finish Date
		ITM IRENET95 / EPSG: 2157	OSGM15	1:500 A3	LB	25/08/2023
		Thomas Street Carrage Co. Maynooth Rd P21 H978 Tel: +353 (0) 94 061 0103 Email: info@kgss.ie Web: www.kgss.ie		Drafted By RE	Task 31A	
		Geo Spatial Solutions Topographic Services Engineering Surveying Legal Mapping Monitoring S.				



bons \$5.00

Project No	22007223	Issue Date	31/08/2023
KIC20278			
Surveyed By	RE	Dated By	
LB			
Project Location		Building/Department, Co	
Bulldozer		RE	

Chester	Sunway 1 spg
Auriferous Front	labS
Horizontal Drill	Lined Drilling
THEIRREKTIVES / IEP&O 2157	DSC&H5
Sunway 1-Metals	1 100
	A3



KGSS
Thomas Street, Castlebar, Co. Mayo, Ireland F23 H978. Tel: +353 (0) 94 901 0103. Email: info@kgss.ie Web: www.kgss.ie
Geo Spatial Solutions: Topographic Services | Engineering Surveying | Legal Mapping | Monitoring Solutions






LEGEND

Survey Plans	Marblehite (Yellow-66)	<input type="checkbox"/>	Safari Paint (Level)	100.00
Centinel	Storm White	<input type="checkbox"/>	Roof (Wash. eave)	200.00
Fencing	Fast Water	<input type="checkbox"/>		
Gate	Ariston	<input type="checkbox"/>	Digitized Oil (Slate)	100.00
Building Structure	Black Walnut	<input type="checkbox"/>	Slate Slatwork	100.00
Wall	Free Hydrant	<input type="checkbox"/>		
Roof Edge	Water Master	<input type="checkbox"/>	Safari	100.00
Artificial Road	Telestone Plus	<input type="checkbox"/>	Window	100.00
Path / Track	S100 Plus	<input type="checkbox"/>	Door	100.00
Barbecue / Dr. Deck	Lamp Glass	<input type="checkbox"/>	Structural (In. Beam)	100.00
Detail	Overhead C18	<input type="checkbox"/>		
Overhead / Teakwood	Overhead Teakwood	<input type="checkbox"/>		
Vegetation				
Tree Trunk				
Tree Structure				



KGSS

Client Angelika Frost	Survey Type MBS	Drawing No (GFP)
Horizontal Datum ITM IRENET06 / EPSG 2157	Level Datum OSGM15	Scale 1:100
Survey Notes		A3
<p>The survey was drafted from point cloud derived by using a Laser Scanner. Readbackmatch to ITM and OSGM15 datum was undertaken using GPS.</p> <p>Only metal details were recorded.</p> <p>Please report any found anomalies to the  office for reallocation.</p>		

Thomas Street, Castlebar, Co. Mayo, Ireland, F23 H978. Tel: +353 (0) 94 901 0103 - Email: info@koss.ie - Web: www.koss.ie

Survey Type MBS	Drawing No (GFP)
Level Datum OSGM15	Scale 1:100

Project No KG23278	Project Location Bellaghaderreen, Co Roscommon		
Surveyed By J.B.	Survey Finish Date 20/06/2018	Drafted By J.B.	Issue Date 20/06/2018

Engineering Surveying | Legal Mapping | Monitoring Solutions



LEGEND Survey Point Level 100.00 Contour 200.00 Fencing Glass Building / Structure Wall Road Edge Road Road Plain / Track Boundary / Grass Ditch Overhead Cable Vegetation Tree Trunk Tree Spread Manhole / Culvert Storm Water Foot Water Access Junction Bank Vague Fire Hydrant Water Meter Telephone Pole ESB Pole Lamp Post Overhead ESB Overhead Telecom Survey Point Level Pool / Wall Level Digested OS data Fido Setout Setout Coordinates Window Door Structural H Beam		Client Angelika Font Horizontal Datum ITM IRENET95 / EPSG 2157 Survey Notes There were large areas of dense vegetation on the site that would need to be cleared before surveying accurately. Any boundaries shown may not define the legal boundaries between properties. It is strongly recommended that a CCTV/2D survey is undertaken in order to locate any underground services that are not visible/accessible from the surface. Please report any anomalies to the HDS office for rectification.	Survey Type Topographic Level Datum OSGM15 Drawing No (KIP) Scale 1:1000 A3	Project No K023278 Surveyed By LB Project Location Ballyghaderreen, Co. Roscommon Survey Finish Date 25/08/2023 Drafted By RE Issue Date 31/08/2023
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KGSS
 Geo Spatial Solutions: Topographic Services | Engineering Surveying | Legal Mapping | Monitoring Solutions
 Thomas Street, Castlebar, Co. Mayo, Ireland, F23 H978. Tel : +353 (0) 94 901 0103 - Email : info@kgss.ie - Web : www.kgss.ie



ROSCOMMON COUNTY COUNCIL
 11 DEC 2023
 PLANNING SECTION

Client: Angello Forest	Survey Type Topographic	Drawing No. (1)	Project No. K0223276	Project Location Belleghaderreen, Co. Roscommon	Issue Date 31/08/2023
Horizontal Datum ITM RENE100 / EPBG 2157	Level Datum OSGM15	Scale 1:250 A3	Surveyed By LB	Survey Finish Date 25/08/2023	Drafted By RE
Survey Notes There were large areas of dense vegetation/other materials on the site that would need to be cleared before surveying accurately. Any boundaries shown may not define the legal boundary between properties. It is strongly recommended that a CCTV/GPR survey is undertaken in order to locate any underground services that are not visible/accessible from the surface. Please report any encroachments to the KGS office for replication.					

KGSS
 Thomas Street, Castlebar, Co. Mayo, Ireland, F23 H978. Tel : +353 (0) 94 901 0103 - Email : info@kgss.ie - Web : www.kgss.ie
 Spatial Solutions: Topographic Services | Engineering Surveying | Legal Mapping | Monitoring Solutions



LEGEND	
Survey Point	○
Corridor	—
Fencing	—
Gully	—
Building / Structure	—
Wall	—
Road Edge	—
Unroad Road	—
Path / Track	—
Banking / Drain	—
Ditch	—
Overhead Cable	—
Vegetation	—
Tree Trunk	—
Tree Spread	—
Manhole (Cover)	○
Born Water	○
Foul Water	○
Access Junction	—
Stake Value	—
Fog Hydrant	—
Visual Marker	—
Telephone Pole	—
ESB Pole	—
Lamp Post	—
Overhead ESB	—
Overhead Telecom	—
Survey Point Level	—
Roof / Wall Level	—
Overhead Cable	—
Wedge	—
Door	—
Structural N Beam	—

ROSCOMMON COUNTY COUNCIL
11 DEC 2023
PLANNING SECTION

Registration
An tUdarás
Clárúcháin Maoiní
Folio: RN45075F

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see www.landdirect.ie.

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

(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

The registry operates a

non-conclusive boundary system.

The Registry Map identifies properties

not boundaries meaning neither the

description of land in a register nor its

identification by reference to a

registry 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.

1:2500 Scale



Sharon Kelly

From: [REDACTED]
Sent: Monday 11 December 2023 16:02
To: Sharon Kelly
Subject: Re: DED634
Attachments: image002.png



To whom it may concern

please [REDACTED]
except the new documents and map I send you please replace them with the old ones

Thank you

Kind regards Angelika Forst

[REDACTED] schrieb am Mo., 11. Dez. 2023, 09:22:

Hi Angelique,

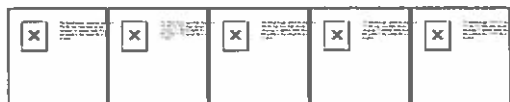
Please submit a letter of consent the Planning Department stating you wish to transfer copies of maps from DED [REDACTED] DED 634.

Regards,

PLANNING.

Sharon Kelly | Assistant Staff Officer / **Planning Department** | **Roscommon County Council**
☎: Direct: (090) 6632535 | ✉: [REDACTED] | www.roscommoncoco.ie
Aras an Chontae, Roscommon, Co. Roscommon. F42 VR98 MAP LOCATION

🌐 www.roscommoncoco.ie



From: [REDACTED]
Sent: Friday 8 December 2023 21:17
To: Sharon Kelly [REDACTED]
Subject: Re: DED634



Hi Sharon ,

See attached the first drawing of the house and planned extension let me know if you need more

Kind regards Angelika Forst

Sharon Kelly [REDACTED] schrieb am Fr., 8. Dez. 2023, 13:29:

Hi Angelique,

I wish to refer to your application for a DED received on the 7th December 2023.

Please submit maps relevant to your application as soon as possible to planning@roscommoncoco.ie

On receipt of same we will proceed with your application.

Regards,

PLANNING.

Sharon Kelly | Assistant Staff Officer / Planning Department | Roscommon County Council
☎: Direct: (090) 6632535 | ✉: [REDACTED] | www.roscommoncoco.ie
Aras an Chontae, Roscommon, Co. Roscommon. F42 VR98 MAP LOCATION

Sharon Kelly

From: Sharon Kelly
Sent: Monday 11 December 2023 09:22
To: 'Angelique Angel'
Subject: RE: DED634

Hi Angelique,

Please submit a letter of consent the Planning Department stating you wish to transfer copies of maps from [REDACTED] to your new application DED 634.

Regards,
PLANNING.

Sharon Kelly | Assistant Staff Officer / Planning Department | Roscommon County Council
☎: Direct: (090) 6632535 | ✉: [REDACTED] | www.roscommoncoco.ie
Aras an Chontae, Roscommon, Co. Roscommon. F42 VR98 MAP LOCATION

🌐 www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



From: Angelique Angel [REDACTED]
Sent: Friday 8 December 2023 21:17
To: Sharon Kelly [REDACTED]
Subject: Re: DED634

Hi Sharon ,

See attached the first drawing of the house and planned extension let me know if you need more
Kind regards Angelika Forst

Sharon Kelly <[REDACTED]> schrieb am Fr., 8. Dez. 2023, 13:29:

Hi Angelique,

I wish to refer to your application for a DED received on the 7th December 2023.

Please submit maps relevant to your application as soon as possible to planning@roscommoncoco.ie

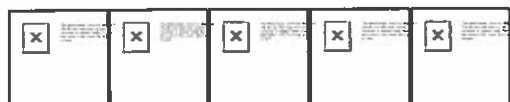
On receipt of same we will proceed with your application.

Regards,

PLANNING.

Sharon Kelly | Assistant Staff Officer / **Planning Department** | **Roscommon County Council**
☎: Direct: (090) 6632535 | ✉: [REDACTED] | www.roscommoncoco.ie
Aras an Chontae, Roscommon, Co. Roscommon. F42 VR98 **MAP LOCATION**

🌐 www.roscommoncoco.ie



From: Angelique Angel <[REDACTED]>
Sent: Thursday 7 December 2023 11:28
To: Planning Department <Planning@roscommoncoco.ie>
Subject: DED634

Sharon Kelly



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Subject: Re: DED634
Attachments: image005.png; 20231124_142848.jpg

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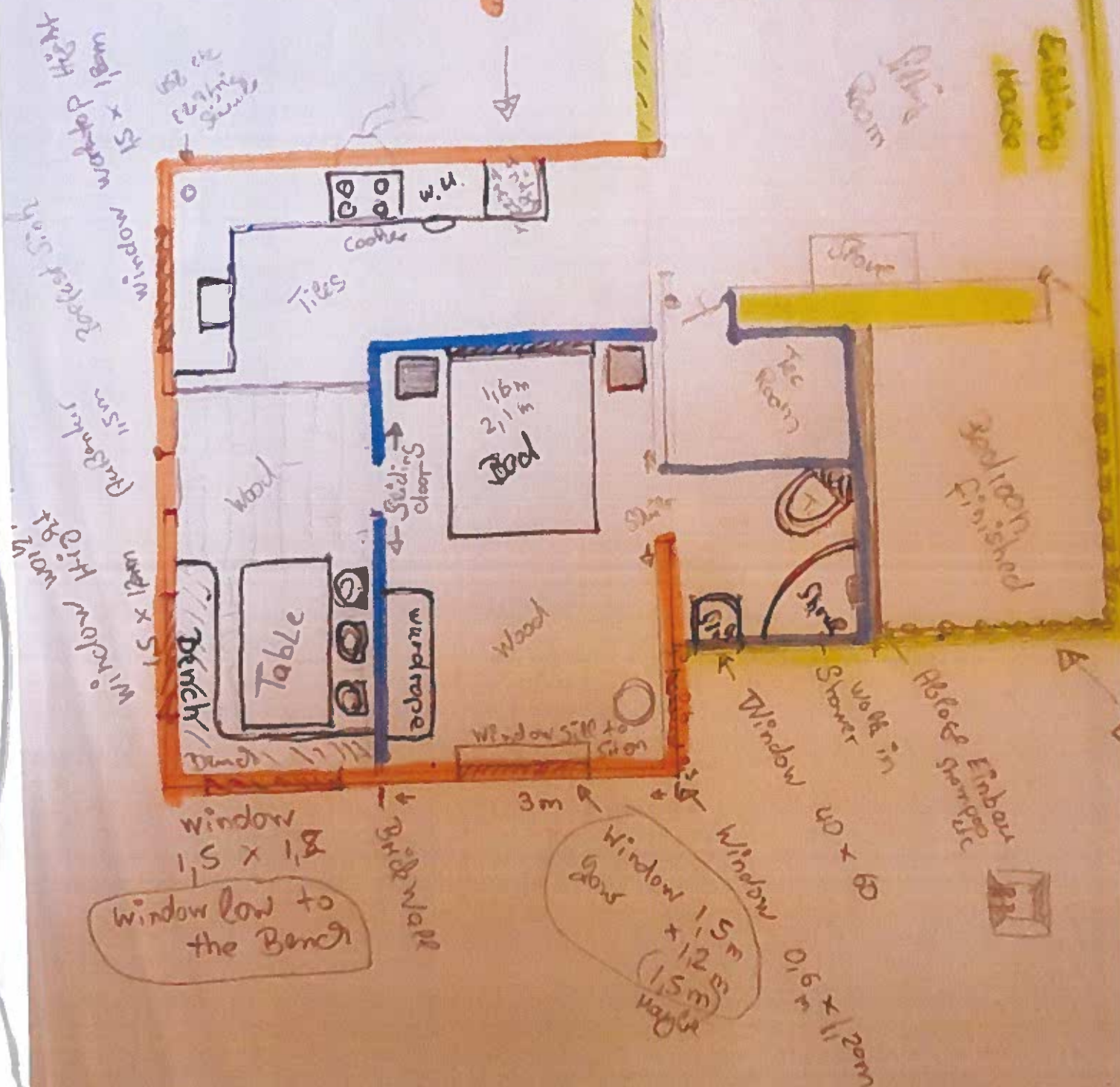
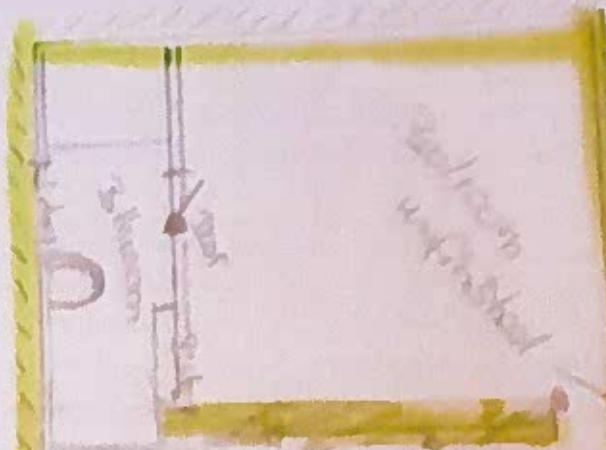
Sharon Kelly | Assistant Staff Officer / **Planning Department** | **Roscommon County Council**
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Ros Comáin
Roscommon
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