

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Michael Galvin,

Reference Number: DED 636

Application Received: 8th December, 2023

Name of Applicants: Michael Galvin

Agent: James Lohan, Consulting Engineer Ltd., Unit 5 Ballypheason House, Circular Rd., Roscommon.

WHEREAS a question has arisen as to whether an extension to the rear of dwelling and internal upgrade of units/fittings at Doohog, Clonown, Athlone, Co. Roscommon., N37 C1W4 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) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended);
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act 2000 (as amended);

AND WHEREAS Roscommon County Council has concluded that:

- (a) The proposed development constitutes development as defined in the Planning & Development Act 2000, (as amended) and associated Regulations;
- (b) The proposed development consisting of the following works;
 - Repairs to roof,
 - Repairs to external plaster,
 - Internal upgrades,
 - Repairs/upgrades to electrics,
 - Repairs/upgrades to plumbing
 - Decoration.

is exempted development as defined in the Planning & Development Act 2000, (as amended) and associated Regulations

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 works of an extension to the rear of dwelling and internal upgrade of units/fittings at Doohog, Clonown, Athlone, Co. Roscommon., N37 C1W4 is development that is exempted development as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

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

Signed on behalf of the Council:



Tracy Davis,
Senior Executive Planner,
Planning.

Date: 18th January, 2024.

c.c. James Lohan Consulting Engineer Ltd.,
Unit 5 Ballypheason House,
Circular Road,
ROSCOMMON F42 C982.

**Planner's Report on application under
Section 5 of the Planning and Development Act 2000-2015**

Reference Number:	DED 636
Re:	Application for a Declaration under Section 5 of the Planning and Development Act 2000 as amended, regarding Exempted Development to 'refurbish derelict house under Croi Conaithe Grant Scheme' at Doohog, Clonown, Athlone, Co Roscommon'.
Name and Address of Applicant:	Michael Glavin <i>JP</i>
Location of Development:	Doohog, Clonown, Athlone, Co Roscommon.

WHEREAS a question has arisen as to whether to 'refurbish derelict house under Croi Conaithe Grant Scheme' at Doohog, Clonown, Athlone, 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 Acts 2000 (as amended);
- (b) Article 6 and 9 of the Planning and Development Regulations 2001 as amended.
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 (as amended);

Site Location & Development Description

The application site is located on a local route c1.5km south of the District Centre in Monksland, West Athlone. The site consists of a traditional cottage which currently appears uninhabited. The applicant is proposing to renovate this house and has applied for this section 5 declaration to determine if the works proposed are development and if so are they exempt development. In the application they proposed the following works:

- 'Repairs to roof,
- Repairs to external plaster,
- Internal upgrades,
- Electrics,
- Plumbing,
- Decoration'.

Planning History:

No planning history

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.

Sub section 4 (1) (h) provides that development shall be exempt development if it consists 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

Assessment

The question to be determined in this Section 5 referral is whether to '*refurbish derelict house under Croi Conaithe Grant Scheme*' at Doohog, Clonown, Athlone, Co Roscommon is or is not development and is or is not exempted development. The applicant is proposing the following works:

- '*Repairs to roof,*
- '*Repairs to external plaster,*
- Internal upgrades,
- '*Electrics,*
- '*Plumbing,*
- '*Decoration*'.

Having considered the definition of both "works" and "development" outlined above, I would deem that the proposal to '*refurbish derelict house under Croi Conaithe Grant Scheme*' constitute works and is therefore development.

ff The second question to be determined ^{in this} declaration is whether to "*refurbish derelict house under Croi Conaithe Grant Scheme*" is or is not exempted development as outlined in 4 (1) (h) of the Planning and Development Act as amended.

There following are the specific works proposed in the applicant's submission:

- '*Repairs to roof,*
- '*Repairs to external plaster,*
- Internal upgrades,
- '*Electrics,*
- '*Plumbing,*
- '*Decoration*'.

Having regard to the nature of these works it is considered that they will 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.

Environmental Considerations :

The development is not of a nature set out in Part 2 Schedule 5 of the Planning and Development Regulations 2001 as amended.

The site is located c600 m away from River Shannon Callows SAC and Middle Shannon Callows SPA.

Due to the proximity of the proposed development to these Natura 2000 sites, it is considered that there is a requirement to screen for an Appropriate Assessment. A screening has been carried out and is attached to the file. Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that there is no real likelihood of significant effects on European sites arising

from the proposed development and not of a nature set out in Article 9 (1)(a) of the Planning and Development Regulations 2001 as amended.

Having regard to the above, I am satisfied that the general question raised in this referral can be determined as follows: to 'refurbish derelict house under Croi Conaithe Grant Scheme' at Doohog, Clonown, Athlone, Co Roscommon, is development and is exempted development:

1.0 Recommendation

WHEREAS a question has arisen as whether to 'refurbish derelict house under Croi Conaithe Grant Scheme' at Doohog, Clonown, Athlone, Co Roscommon, is development and is exempted development, and is or is not exempted development:

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


- (d) Sections 2, 3, 4 and 5 of the Planning and Development Acts 2000 (as amended);
- (e) Article 6 and 9 of the Planning and Development Regulations 2001 as amended.
- (f) 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);

AND WHEREAS I have concluded that

to "refurbish derelict house under Croi Conaithe Grant Scheme' at Doohog, Clonown, Athlone, Co Roscommon, specifically the following works,

- Repairs to roof,
- Repairs to external plaster,
- Internal upgrades,
- Repairs/upgrades to electrics,
- Repairs/upgrades to plumbing
- Decoration.

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

Signed 
Paula Connaughton
Executive planner

Date: 12th January 2023 *4 30*

Signed 
~~Senior~~ Senior Executive Planner

Date: *12/1/2024*









**APPROPRIATE ASSESSMENT
SCREENING REPORT
For
Planning Application PD DED 636**

Development: Section V application to *refurbish derelict house under Croi Conaithe Grant Scheme* at Doohog, Clonown, Athlone, Co Roscommon



**Comhairle Contae
Ros Comáin**
Roscommon
County Council

HRW

Screening for Appropriate Assessment: DED 636

Table 1: Project Details

Development Consent Type	Declaration of Exempted Development.
Development Location	Doohog, Clonown, Athlone, Co Roscommon
File Reference Number	DED 636
Description of the Project	Section V application to <i>refurbish derelict house under Croi Conaithe Grant Scheme</i>

Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

Special Areas of Conservation (SAC)

Impacts on habitats

1.	Impacts on Freshwater Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same?</p> <p>Sites to consider Lough Ree SAC (Site Code: 000440) Distance from Site: 2.0 km Designated features: Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation (#3150)</p> <p>Castlesampson Esker SAC (Site Code: 001625) Distance from Site: 6.91 km Designated features: Turloughs (#3180)</p> <p>Ballynamona Bog And Corkip Lough SAC (Site Code: 002339) Distance from Site: 7.7 km Designated features: Turloughs (#3180)</p> <p>Lough Funshinagh SAC (Site Code: 000611) Distance from Site: 12.03 km Designated features: Turloughs (#3180)</p>	<p>No</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p>
2.	Impacts on Bog Mires and Fens Habitats	Likely Effects

		(direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Bog Mires and Fens habitats, or within 1km of same?</p> <p>Sites to consider Lough Ree SAC (Site Code: 000440) Distance from Site: 2.0 km Designated features: Degraded raised bogs still capable of natural regeneration (#7120), Alkaline fens (#7230)</p> <p>Crosswood Bog SAC (Site Code: 002337) Distance from Site: 5.34 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120)</p> <p>Ballynamona Bog And Corkip Lough SAC (Site Code: 002339) Distance from Site: 7.7 km Designated features: Depressions on peat substrates of the Rhynchosporion (#7150), Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120)</p> <p>Carn Park Bog SAC (Site Code: 002336) Distance from Site: 8.24 km Designated features: Degraded raised bogs still capable of natural regeneration (#7120), Active raised bogs (#7110)</p> <p>Mongan Bog SAC (Site Code: 000580) Distance from Site: 9.09 km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p>Fin Lough (Offaly) SAC (Site Code: 000576) Distance from Site: 10.47 km Designated features: Alkaline fens (#7230)</p>	<p>No</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p>
3.	Impacts on Forests Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests	Yes

	<p>include Forests habitats, or within 1km of same?</p> <p>Sites to consider River Shannon Callows SAC (Site Code: 000216) Distance from Site: 0.6 km Designated features: Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) (#91E0)</p> <p>Lough Ree SAC (Site Code: 000440) Distance from Site: 2.0 km Designated features: Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles (#91A0), Bog woodland (#91D0)</p> <p>Ballynamona Bog And Corkip Lough SAC (Site Code: 002339) Distance from Site: 7.7 km Designated features: Bog woodland (#91D0)</p>	<p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>However, there is no likelihood of significant effects, and no adverse impacts to site integrity are predicted</i> due to the limited scale of development.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p>
4.	Impacts on Grasslands Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Grasslands habitats, or within 1km of same?</p> <p>Sites to consider River Shannon Callows SAC (Site Code: 000216) Distance from Site: 0.6 km Designated features: <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) (#6410), Lowland hay meadows (<i>Alopecurus pratensis</i>, <i>Sanguisorba officinalis</i>) (#6510)</p> <p>Lough Ree SAC (Site Code: 000440) Distance from Site: 2.0 km Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) (#6210)</p> <p>Castlesampson Esker SAC (Site Code: 001625)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>However, there is no likelihood of significant effects, and no adverse impacts to site integrity are predicted</i> due to the limited scale of development.</p> <p>No significant impacts on this Natura site are likely.</p> <p>No significant impacts on this Natura site are likely.</p>

	<p>Distance from Site: 6.91 km Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) (#6210)</p> <p>Pilgrim's Road Esker SAC (Site Code: 001776) Distance from Site: 8.85 km Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) (#6210)</p>	No significant impacts on this Natura site are likely.
5.	Impacts on Heath and Scrub Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Heath and Scrub habitats, or within 1km of same?</p> <p>Sites to consider None</p>	NA
6.	Impacts on Rocky Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Rocky habitats, or within 1km of same?</p> <p>Sites to consider River Shannon Callows SAC (Site Code: 000216) Distance from Site: 0.6 km Designated features: Limestone pavements (#8240)</p> <p>Lough Ree SAC (Site Code: 000440) Distance from Site: 2.0 km Designated features: Limestone pavements (#8240)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>However, there is no likelihood of significant effects, and no adverse impacts to site integrity are predicted</i> due to the limited scale of development.</p> <p>No significant impacts on this Natura site are likely.</p>
7.	Impacts on Dunes Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of	Na

	<p>Conservation whose qualifying interests include Dunes habitats, or within 1km of same?</p> <p>Sites to consider None</p>	
8.	Impacts on Coastal Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Coastal habitats, or within 1km of same?</p> <p>Sites to consider None</p>	Na

Impacts on Species

1.	Impacts on Amphibians	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Amphibians, or in the catchment of same?</p> <p>Sites to consider None</p>	Na
2.	Impacts on Anthropods	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Anthropods or within 1km of same?</p> <p>Sites to consider None</p>	Na
3.	Impacts on Fish	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Fish, or within 1km of same?</p> <p>Sites to consider None</p>	Na
4.	Impacts on Mammals	Likely Effects (direct, indirect or cumulative)

	<p>Is the development within a Special Area of Conservation whose qualifying interests include Mammals, or within 1km of same?</p> <p>Sites to consider River Shannon Callows SAC (Site Code: 000216) Distance from Site: 0.6 km Designated features: Lutra lutra (Otter) (#1355)</p> <p>Lough Ree SAC (Site Code: 000440) Distance from Site: 2.0 km Designated features: Lutra lutra (Otter) (#1355)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>However, there is no likelihood of significant effects, and no adverse impacts to site integrity are predicted</i> due to the limited scale of development.</p> <p>No significant impacts on this Natura site are likely.</p>
5.	Impacts on Mollucs	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Mollucs, or within 1km of same?</p> <p>Sites to consider Fin Lough (Offaly) SAC (Site Code: 000576) Distance from Site: 10.47 km Designated features: Vertigo geyeri (Geyer's Whorl Snail) (#1013)</p>	<p>No</p> <p>No significant impacts on this Natura site are likely.</p>
6.	Impacts on Non-vascular Plants	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Non-vascular plants, or within 1km of same?</p> <p>Sites to consider None</p>	<p>NA</p>
7.	Impacts on Reptiles	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Reptiles, or within 1km of same?</p> <p>Sites to consider</p>	<p>NA</p>

	None	
8.	Impacts on Vascular Plants	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Vascular Plants, or within 1km of same?</p> <p>Sites to consider None</p>	NA

Special Protection Areas (SPA):

1.	Impacts on Birds	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Protection Area, or within 1km of same?</p> <p>Sites to consider</p> <p><u>Middle Shannon Callows SPA</u> (Site Code: 004096) Distance from Site: 0.6 km Designated features: Whooper Swan (<i>Cygnus cygnus</i>) (#A038), Wigeon (<i>Anas penelope</i>) (#A050), Corncrake (<i>Crex crex</i>) (#A122), Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Lapwing (<i>Vanellus vanellus</i>) (#A142), Black-tailed Godwit (<i>Limosa limosa</i>) (#A156), Black-headed Gull (<i>Chroicocephalus ridibundus</i>) (#A179), Wetland and Waterbirds (#A999)</p> <p><u>Lough Ree SPA</u> (Site Code: 004064) Distance from Site: 1.9 km Designated features: Little Grebe (<i>Tachybaptus ruficollis</i>) (#A004), Whooper Swan (<i>Cygnus cygnus</i>) (#A038), Wigeon (<i>Anas penelope</i>) (#A050), Teal (<i>Anas crecca</i>) (#A052), Mallard (<i>Anas platyrhynchos</i>) (#A053), Shoveler (<i>Anas clypeata</i>) (#A056), Tufted Duck (<i>Aythya fuligula</i>) (#A061), Common Scoter (<i>Melanitta nigra</i>) (#A065), Goldeneye (<i>Bucephala</i></p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. <i>However, there is no likelihood of significant effects, and no adverse impacts to site integrity are predicted</i> due to the limited scale of development.</p> <p>No significant impacts on this Natura site are likely.</p>

	<p>clangula) (#A067), Coot (<i>Fulica atra</i>) (#A125), Golden Plover (<i>Pluvialis apricaria</i>) (#A140), Lapwing (<i>Vanellus vanellus</i>) (#A142), Common Tern (<i>Sterna hirundo</i>) (#A193), Wetland and Waterbirds (#A999)</p> <p><u>Mongan Bog SPA</u> (Site Code: 004017) Distance from Site: 9.19 km Designated features: Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395)</p>	<p>No significant impacts on this Natura site are likely.</p>
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All designated sites within a 15km radius of the subject site have been considered in this screening for Appropriate Assessment.

Conclusion Table 2: If the answer to all of these questions is no, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required; proceed to the Habitats Directive Conclusion Statement.

Screening for Appropriate Assessment - Conclusion Statement

Development Type: Declaration of Exempted Development
Development Location: Doohog, Clonown, Athlone, Co. Roscommon.
Natura 2000 sites within impact zone: SAC:000216, SAC:000440, SAC:000576, SAC:000580, SAC:000611, SAC:001625, SAC:001776, SAC:002336, SAC:002337, SAC:002339, SPA:004017, SPA:004064, SPA:004096
Planning File Reference Number: DED 636
<p>Description of the Project: Section V application to <i>refurbish derelict house under Croi Conaithe Grant Scheme</i></p> <p>Describe how the project or plan (alone or in combination) could affect Natura 2000 sites(s): Due to the proximity of the development to European sites there is the potential for indirect limited impact.</p>
<p>If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not: However, there is no likelihood of significant effects, and no adverse impacts to site integrity are predicted due to the limited scale of development.</p>
<p>Conclusion of Screening Assessment: Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that either alone or in combination with other plans or projects, there would be no likely significant effects on any European Sites.</p>
<p>Documentation reviewed for making this statement:</p> <ul style="list-style-type: none"> Roscommon County Development Plan 2022 – 2028

- Documentation submitted with the planning application
- National Parks and Wildlife Website

Completed by:
Paula Connaughton
Executive Planner

Date: 12th January 2024

P Connaughton

Signed: _____

²⁰
Date: 12th January 2024

Signed: *Mary Grier* _____

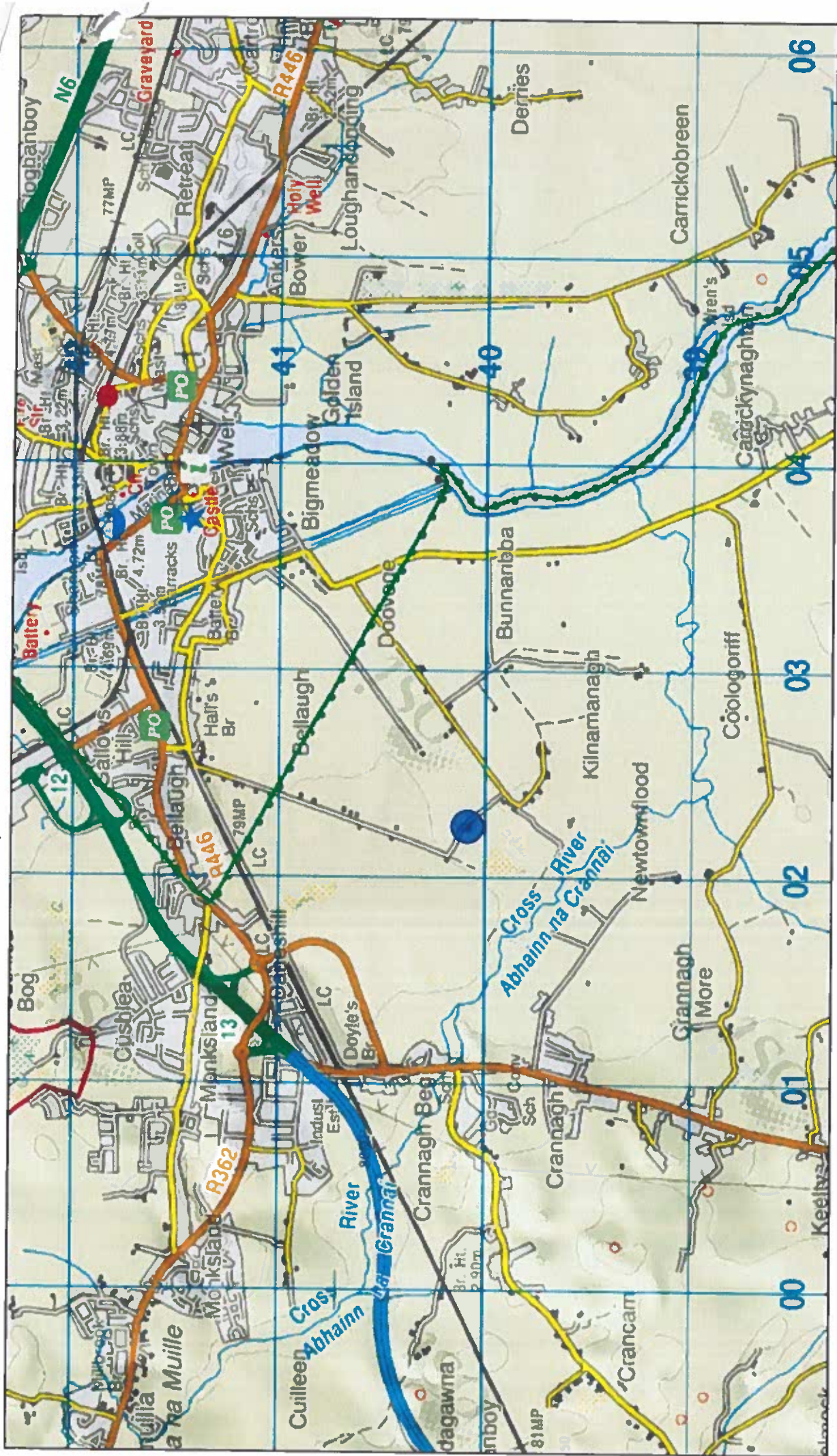
~~Mary Grier~~

Senior Planner

Executive

Date: 12/1/2024

grier



1/11/2024, 9:57:40 AM



County Boundary

1:25,000
0 0.2 0.4 0.8 mi
0 0.33 0.65 1.3 km
© Ordnance Survey Ireland. @Roscommon County Council



Tracy Davis

From: Planning Department
Sent: Monday 18 December 2023 16:36
To: james@jlce.ie
Subject: DED 636 - Acknowledgement of application
Attachments: DED 636 Acknowledgement Letter-signed.pdf

A Chara

Herewith attached the acknowledgement of DED application, DED 636.

As your client does not have an e-mail address could you please forward the acknowledgement to him.

Mise le meas

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



Comhairle Contae
Ros Comáin
County Council



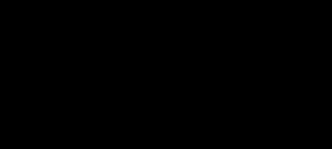
Please note that I may be sending this email outside your working hours and I do not expect a response or action outside your own working hours



Comhairle Contae
Ros Comáin
Roscommon
County Council



Michael Galvin,



Date: 18th December, 2023.

Planning Reference: DED 636

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

Development: To refurbish derelict house under Croi Conaithe Grant Scheme at Doohog, Clonown,
Athlone, Co. Roscommon N37 C1W4

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. L01/0/225969 dated 8th December, 2023 refers.

Note: Please note your Planning Reference No. is **DED 636**.

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

08/12/2023 10 13 13

Receipt No : 101/0/235989

MICHAEL GALVIN
C/O JAMES LOHAN CONSULTING ENGINEERS LTD
UNIT 5 BALLYPHEASON HOUSE
CIRCULAR RD
ROSCOMMON

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 636	

Total :	80.00 EUR
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Tendered :	
Cheque	80.00
500297	

Change :	0.00
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Issued By : Louis Carroll
From : Central Cash Office



Comhairle Contae
Ros Comáin
Roscommon
County Council

Áras an Chontae,
Roscommon,
Co. Roscommon.

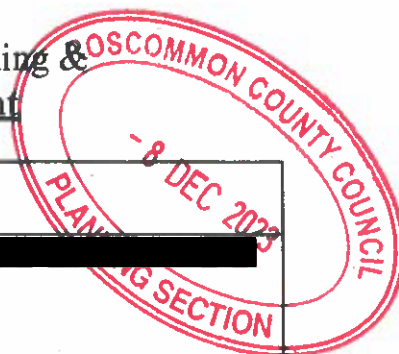
Phone: (090) 6637100

Email: planning@roscommoncoco.ie

Roscommon County Council

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

Name:	Michael Galvin
Address:	[REDACTED]
Name & Address of Agent:	James Lohan Unit 5, Ballypheason house, Circular road, Roscommon
Nature of Proposed Works	REFURBISH DERELICT HOUSE UNDER CROI CONAITHE GRANT SCHEME – SEE ATTACHED REPORT SHOWING CONDITION OF PROPERTY AND LIST OF WORKS TO BE COMPLETED
Location (Townland & O.S No.)	DOOHOG CLONOWN RN 3103-B
Floor Area	69.5 SQ.M.
Height above ground level	0.3
Total area of private open space remaining after completion of this development	4418SQ.M.
Roofing Material (Slates, Tiles, other) (Specify)	tiles
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Existing plaster foxed in placed, napped plaster as existing staying as is
Is proposed works located at front/rear/side of existing house.	NO EXTENSION PROPOSED – JUST REPAIRS TO ROOF, REPAIRS TO EXTERNAL PLASTER / INTERNAL UPGRADES . ELECTRICS. PLUMBING AND RE DECORATION





Roscommon County Council

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

Has an application been made previously for this site	NO
If yes give ref. number (include full details of existing extension, if any)	N/A
Existing use of land or structure	EXISTING HOUSE
Proposed use of land or structure	REFURBISH HOUSE
Distance of proposed building line from edge of roadway	EXISTING 12.9M
Does the proposed development involve the provision of a piped water supply	EXISTING
Does the proposed development involve the provision of sanitary facilities	EXISTING SEPTIC TANK

Signature:

Acron Gm / James Lohan

Date:

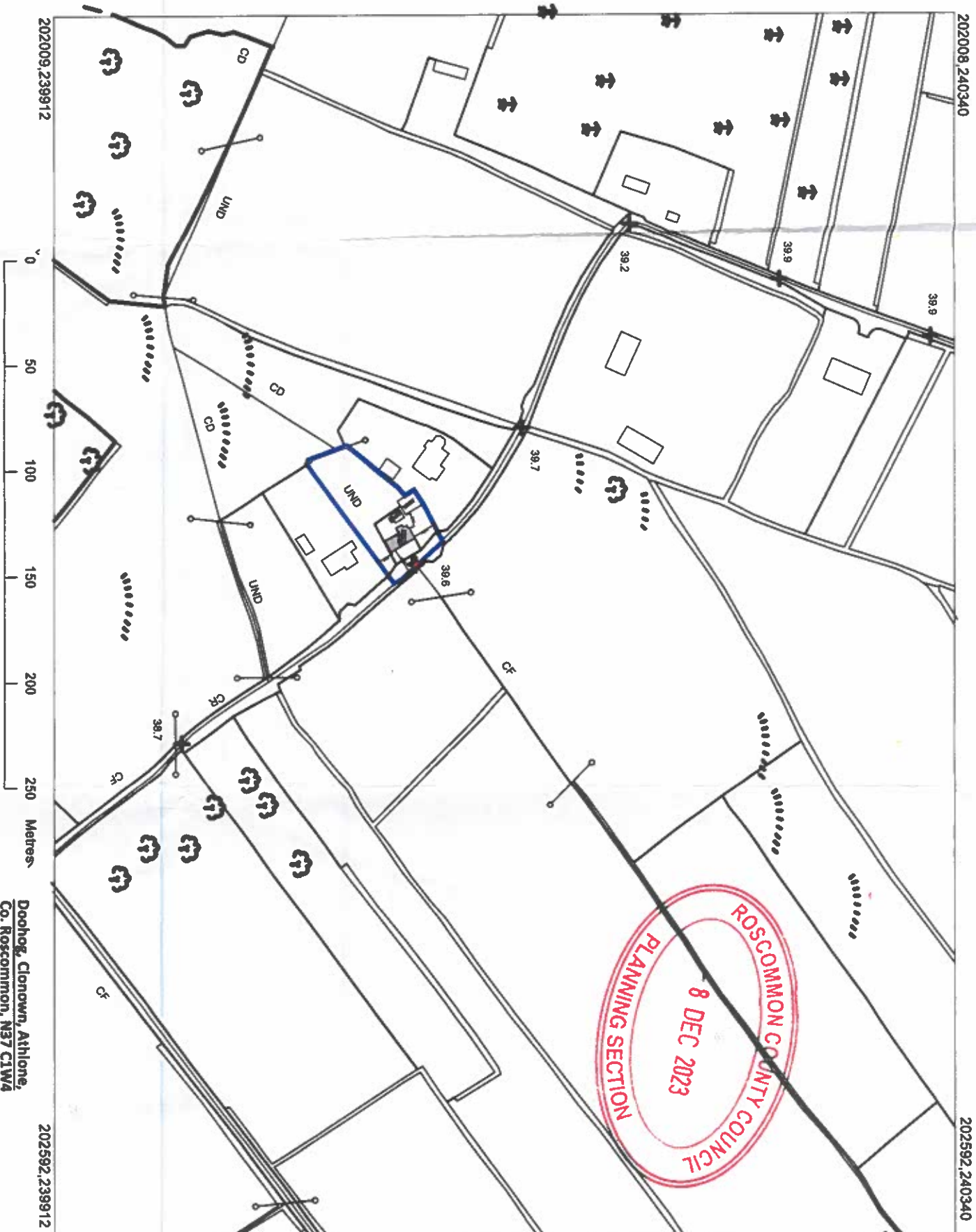
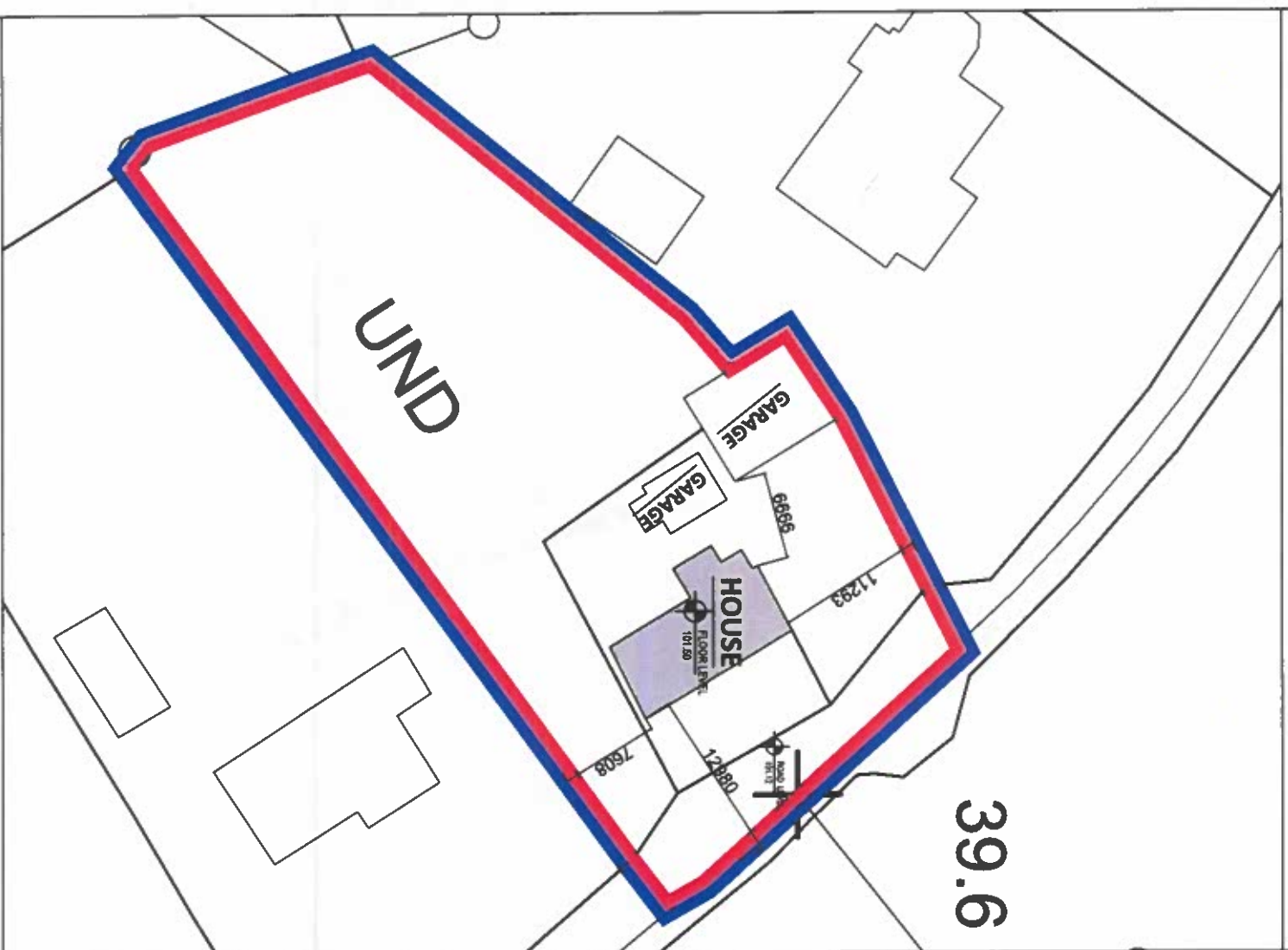
07/12/23

Note: This application must be accompanied by:-

- ✓ (a) €80 fee
- ✓ (b) Site Location map to a scale of 1:2500 clearly identifying the location of proposed development
- ✓ (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- ✓ (d) Detailed specification of development proposed

James Lohan
Consulting Engineer Ltd.
Unit 5. Ballypheason House,
Circular Road.
Roscommon F42 C982

Ph: 087 822 8529
Mob: 087 822 8529



OS MAPS: RN 3103-B

**Doohog, Clonown, Athlone,
Co. Roscommon, N37 1W4**

LEGEND

**SITE AREA OUTLINE
= 0.18 HECTARES**

LAND HOLDING OUTLINED IN BLUE

DO NOT SCALE FROM THIS DRAWING. ONLY FROM REQUIRED DIMENSIONS.
ALL ERRORS AND OMISSIONS TO BE PERCEIVED TO THE AFFECT.

ITS DRAWING TO BE HEAD IN CONTACT WITH RELEVANT CONSULTANTS DEPARTMENTS

IN DRAWING TO REEFHEAD IN CONNECTION WITH PREVALENT CONSULTANTS CPANW135

— 272 —

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Unit 5 Ballypheason House
Circular Road,
JAMES LOHAN CONSULTING ENGINEER
Ph: 090 6634365 / 0878228529
email: james@jcl.ie / aaron@jcl.ie

web: www.jice.ie

CLIENT	MICHAEL GALVIN	JOB NO	23-553	DATE	02/18/23
JOB	PLUMBING APPLICATION				
OWNER'S HOUSE					

SIZE	DRAWING	DEG No	REV

DEC 1980
SHELOCATION MAP
22553

20000

CO. INSURANCE

WGT

SCALE

1500

1500

100