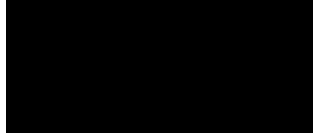




Comhairle Contae
Ros Comáin
Roscommon
County Council



Fionnuala McGuinness,



Date: 20th May 2024
Planning Reference: DED 682

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to renovate derelict dwelling house, including replacing collapsing roof structure under the Planning & Development Act (Exempt Development) Regulations 2018 at Derrinsky, Argina, Co. Roscommon.

A Chara,

I refer to the Notification of Decision for your Declaration of Exempted Development Application that was issued from our office on the 16th May 2024, please note there was clerical error made on the letter.

I have attached the amended Notification of Decision.

Note: Please note your Planning Reference No. is **DED 682**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
Senior Executive Planner,
Planning Department.

cc: Vincent Durkin Design Ltd,
Gort Walk,
Carrick-on-Shannon,
Co. Leitrim.

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Fionnuala McGuinness,

Reference Number: DED 682
Application Received: 22nd March 2024
Name of Applicants: Fionnuala McGuinness
Agent: Vincent Durkin Design Ltd, Gort Walk, Carrick-on-Shannon, Co. Leitrim.

WHEREAS a question has arisen as to whether the renovation of a derelict dwelling house, including the replacement of a collapsing roof structure at Derrinsky, Argina, 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, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The 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;
- (c) The works must include that the replacement roof finish shall be concrete tiles to match existing and the replacement external wall render is napped/dashed to match existing.
- (d) 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 renovate a derelict dwelling house, including replacing a collapsing roof structure at Derrinsky, Argina, 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: 20th May 2024

cc agent: **Vincent Durkin Design Ltd,**
 Gort Walk,
 Carrick-on-Shannon,
 Co. Leitrim.

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Fionnuala McGuinness,

Reference Number: DED 682
Application Received: 22nd March 2024
Name of Applicants: Fionnuala McGuinness
Agent: Vincent Durkin Design Ltd, Gort Walk, Carrick-on-Shannon, Co. Leitrim.

WHEREAS a question has arisen as to whether the renovation of a derelict dwelling house, including the replacement of a collapsing roof structure at Derrinsky, Argina, 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, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site.

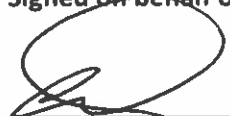
AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The 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;
- (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 renovate a derelict dwelling house, including replacing a collapsing roof structure at Derrinsky, Argina, 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: 16th May 2024

cc agent: Vincent Durkin Design Ltd,
Gort Walk,
Carrick-on-Shannon,
Co. Leitrim.

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

Reference Number:	DED 682
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development of the renovation of a derelict dwelling including replacing of collapsing roof structure with like for like.
Name of Applicant:	Fionnuala McGuinness
Location of Development:	No.7 St Ronan's Park, Derrinsky, Arigna, Co. Roscommon.

WHEREAS a question has arisen as to whether the following works of the renovation of a derelict dwelling including replacing of collapsing roof structure with like for like 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, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site

Site Location & Development Description

The property is a single story detached house at No.7 St Ronan's Park, Derrinsky, Arigna, Co. Roscommon. The proposed development consists of the renovation of a derelict dwelling including replacing of collapsing roof structure with like for like, external render, replacing windows and doors, internal works.

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.

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 are Kilronan Mountain Bog NHA (Site Code 000617) which is located circa 1.3km to the west and Corry Mountain Bog NHA (Site Code 002321) which is located circa 2.9km to the north of the subject site.

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

Planning History

As per the Roscommon County Council's Planning Registry, no recent 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.

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,

Assessment

In accordance with the Planning and Development Act, 2000 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.

The proposal includes the renovation of a derelict dwelling including replacing of collapsing roof structure with like for like, external render, replacing windows and doors, internal works. These works have 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 proposed works are deemed an exempt development.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations 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 Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; renovation of a derelict dwelling including replacing of collapsing roof structure with like for like, as outlined above at no.7 St Ronan's Park, Derrinsky, Arigna, 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, 9 and 10 of the Planning and Development Regulations, 2001, as amended
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site

AND WHEREAS I have concluded that

- The works outlined above are development.
- The 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.

AND WHEREAS I have concluded that the said development of the renovation of a derelict dwelling including replacing of collapsing roof structure with like for like, as outlined above at no.7 St Ronan's Park, Derrinsky, Arigna, Co. Roscommon is an exempted development provided replacement roof finish is concrete tiles to match existing and replacement external wall render is napped/dashed to match existing. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Date: 16th May 2024

Civil Technician



Signed:

Date: 16th May 2024

Senior Executive Planner



Comhairle Contae
Ros Comáin
Roscommon
County Council



Fionnuala McGuinness,



Date: 22nd March 2024
Planning Reference: DED 682

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to renovate derelict dwelling house, including replacing collapsing roof structure under the Planning & Development Act (Exempt Development) Regulations 2018 at Derrinsky, Argina, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application received on the 22nd March 2024, 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. L01/0/227740 dated 22nd March 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 682**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell
Senior Executive Planner,
Planning Department.

cc: Vincent Durkin Design Ltd,
Gort Walk,
Carrick-on-Shannon,
Co. Leitrim.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

22/03/2024 12:54:52

Receipt No. : L01/0/227740

FIONNUALA MCGUINNESS

AGENT: VINCENT DURKIN DESIGN LTD

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 682	

Total : 80.00 EUR

Tendered :
Postal Order 80.00
064809

Change : 0.00

Issued By : Bernadine Duignan
From : Central Cash Office

DeD 682



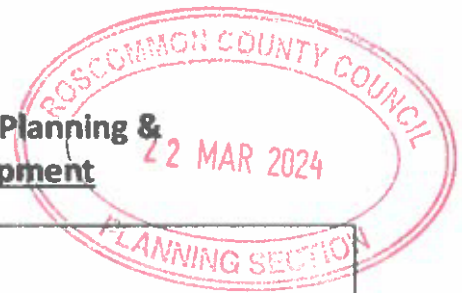
Áras an Chontae,
Roscommon,
Co. Roscommon.

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:	Fionnuala McGuinness
Address:	[REDACTED]
Name & Address of Agent:	Vincent Durkin of Vincent Durkin Design Limited Gort Walk, Carrick on Shannon, Co Leitrim
Nature of Proposed Works	Renovation of derelict dwelling including replacing collapsing roof structure with like for like.
Location (Townland & O.S No.)	Derrinsky, Arigna. / (OS Maps: 147/1/0)
Floor Area	c.80m ²
Height above ground level	Single storey / FFL to Ridge Line : c.4500m
Total area of private open space remaining after completion of this development	No change. Site remains as 0.130 hectares So, 1,280m open space before and after.
Roofing Material (Slates, Tiles, other) (Specify)	Concrete Tiles to match existing
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Napped/ Dashed external render, to match existing.
Is proposed works located at front/rear/side of existing house.	Complete dwelling renovation. (currently derelict)



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	Habitable dwelling in residential urban setting
Proposed use of land or structure	Habitable dwelling in residential urban setting
Distance of proposed building line from edge of roadway	c.4.50m to edge of carrigeway
Does the proposed development involve the provision of a piped water supply	No - existing water supply remains within boundaries
Does the proposed development involve the provision of sanitary facilities	No - existing WWTS remains within boundaries

Signature: Vincent Durkin (Agent)

Date: 16.03.2024.

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

AGENT: VINCENT DURKIN DESIGN LTD.
GORT WALK.
CHARENCE ON SHANNON
Co. LIMERICK.
071 96 22129 / 086. 8372933.

Planning Dept
Roscommon Co Council,
Aras and Chontae
Roscommon Town
Co Roscommon



Date:	21.03.2024
Our Ref:	#23181
Client:	Fionnuala McGuinness
COVER LETTER	

€80. P.O.



A chara,

Please now find attached the following documents as part of a Section 5 application for the above applicant, for proposed renovations as outlined in detailed specifications below:

- Site Location Map at 1:2500 scale identifying the property location
- Site Layout Plan indicating the exact location of the proposed development.
- Detailed specifications (below).
- Floor Plans, Sections, Elevations showing the existing and proposed works.
- Fee of €80.00 as required.

Context: This Detailed Specification is a "Supporting Document" to a Section 5 Declaration to the local authority. The proposed works involve renovation and replacing structural elements of an existing single story cottage dwelling at [REDACTED] Arigna, Co Roscommon.

Scope of works: All proposed works in this application are in relation to one existing dwelling. There are no works outside the curtilage of the site. There are no additional building extensions proposed in *The Works*. The works can be described as follows:

- Establish safe site: Erect safety hoarding and access control, designate site access for waste removal and incoming materials storage, and on-site recycling/spoil heap location.
- Roof repairs: Remove rotten roofing elements (Hip & Valley Rafters, Jack rafters, common rafters to LHS section of structurally unsound roof carcass. Remove wall plate complete.
- Remove front masonry wall panel, and allow for reconstruction of same wall dimensions in same place with insulated cavity wall, to replace as is – no dimensional change to room/dwelling/façade. This is a necessary remedial detail.
- Floors: Breakout existing concrete floor slab and remove existing rotten floor joists to formation level, lay compacted hardcore in 225mm max depth layers, provide Radon Barrier and Radon Sump c/w vent pipe, lay 50mm sand blinding cover and fit 150mm PIR Insulation to complete floor area and pour 25N concrete floor slab c/w A393 reinforcement mesh to a depth of 150mm min. Allow for under floor services/ducting for utilities in floor slab | allow for perimeter insulation barrier | float finish ready for tiling/flooring. Note: No works to be outside the existing external wall structure.
- Windows. Remove existing windows, allow for insulated reveals and repaired/replaced lintels, supply & fit new white uPVC Windows (to match existing). No façade change on this topic. All windows and Doors remain in same location and same dimensions.
- Internal fitout. Remove defective internal walls and reconstruct new internal floor plan layout, resulting in same number of rooms, allow for 1st & 2nd Fix Elec & Plumbing.



Home Design | Timber Frame Specialists
Building Surveyors | Planning Permission
Project Management | Percolation Tests

VINCENT DURKIN DESIGN LIMITED
GORT WALK, CARRICK ON SHANNON, CO LEITRIM
T: 071 9622129 / 086 8372933 www.DurkinDesign.ie

- External: Garden area to remain as is. Entrance piers and front road side wall to remain as is. Entrance driveway to be graded down, new 6" down with 2" down cover and gravel blinding, compacted, and surface water drainage to existing soak pit within confines of site.

Note: there are no new works outside the foot print of the existing dwelling structure and the project scope is for renovation and remodelling of existing. The Dwelling form and function will not change. This Detailed specification document should be read in conjunction with Site Layout Drawing and Site Location Map attached.

Warm regards,

Vincent Durkin. NDCS.Tech IEI.

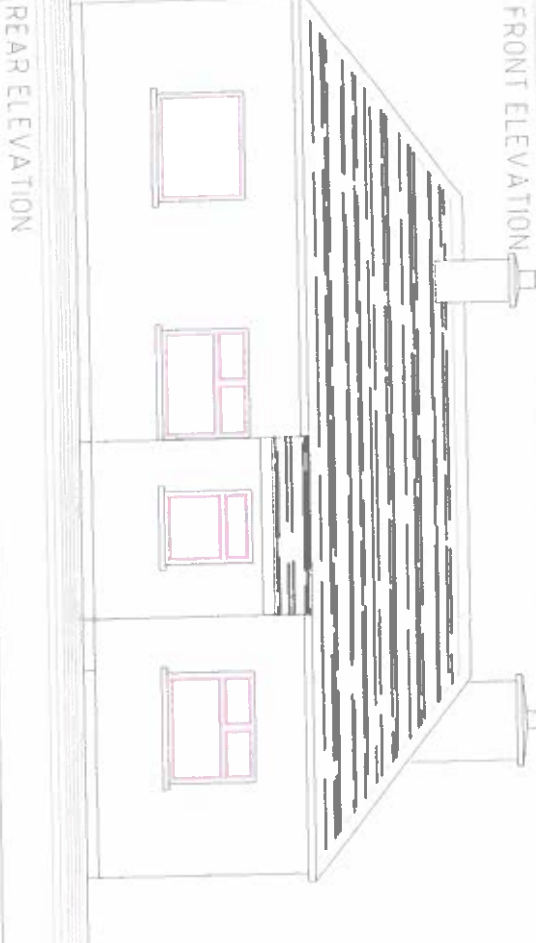
Vincent Durkin.

PROPOSED



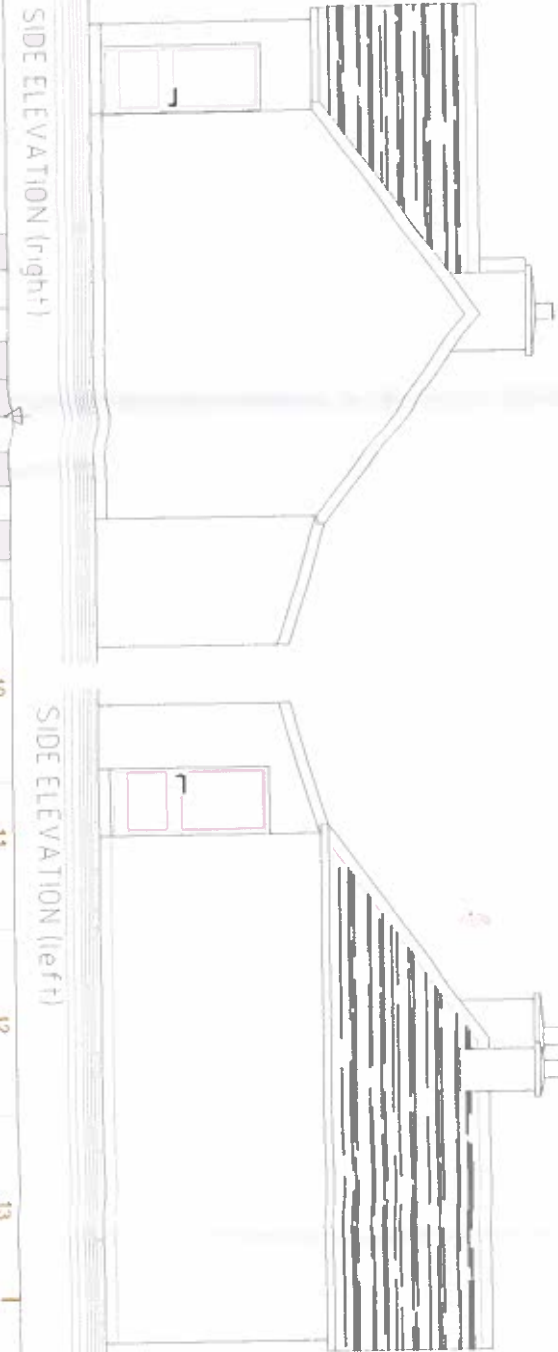
- 2 Remove slates, felt and rafters over area shown, including wall plate, for complete replacement with like for like material dimensions.
- 3 Remove defective panel of external masonry superstructure and rebuilding to same measurements with new insulated wall material to result in same front elevation.
- 4 Remove all floors, excavate to new reduced level, place 225mm compacted hardcore layers and construct new insulated concrete floor to same foot print, allowing for perimeter insulation and Damp proof course.

9 Existing chimney structure is structurally unsound and shall be to be demolished

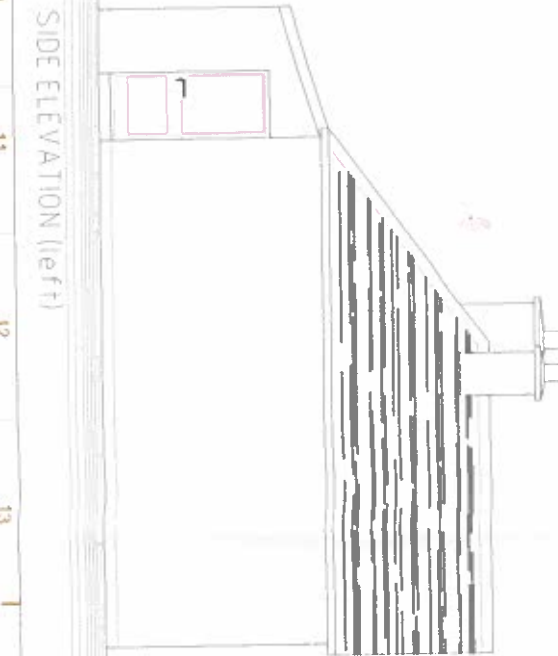


FRONT ELEVATION

REAR ELEVATION



SIDE ELEVATION (right)



SIDE ELEVATION (left)

Ground Floor Plan

GENERAL.
All works shall comply with current building regulations and current best site practices. New vapour barrier and 15mm plasterboard to ceilings to be fitted. New windows to be sealed into insulated reveals. External joinery to be minimum specification to engineers recommendations.

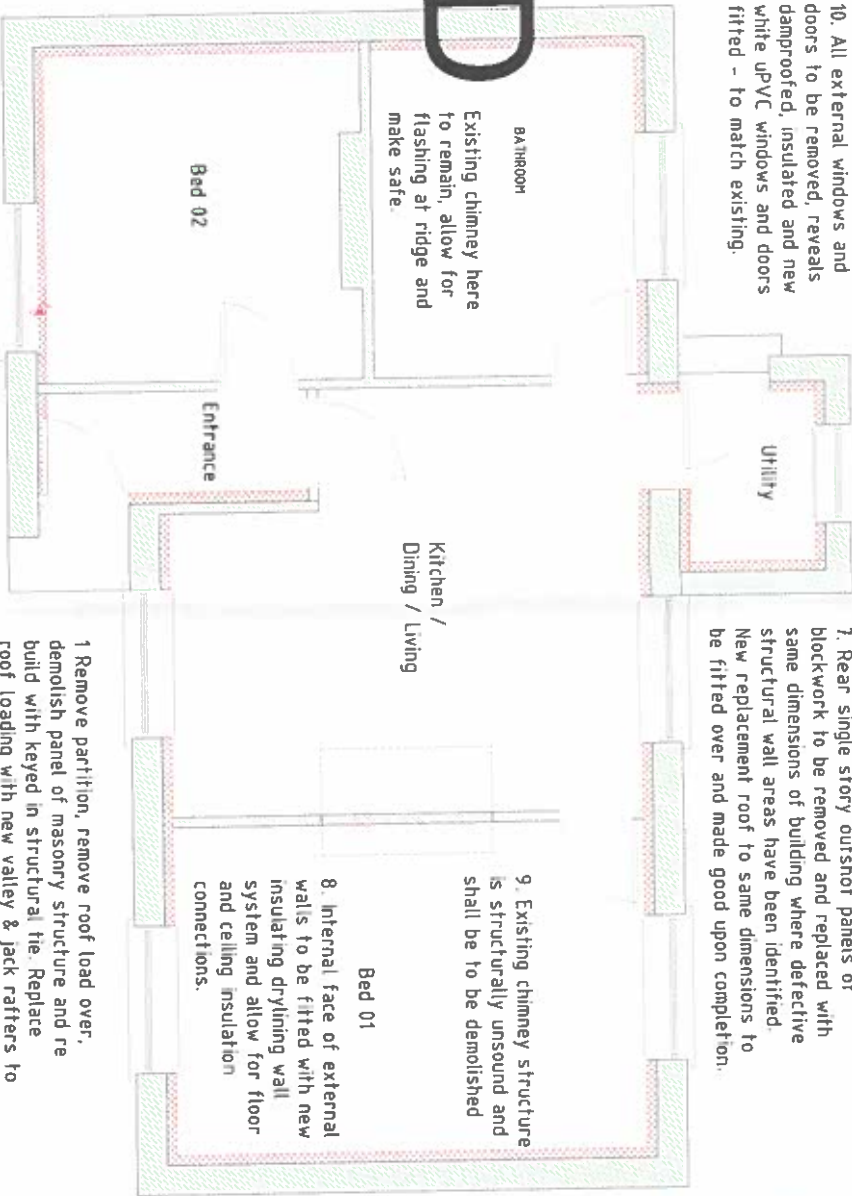
Section 5. Planning.
All works which are planned for this renovation project of an existing derelict dwelling, shall be resulting in a completed finished building with matching specifications of the existing, which are appropriate to the location and adjacent buildings.

- 1 Remove all floors, excavate to new reduced level, place 225mm compacted hardcore layers and construct new insulated concrete floor to same foot print, allowing for perimeter insulation and Damp proof course.
- 3 Remove defective panel of external masonry superstructure and rebuilding to same measurements with new insulated wall material to result in same front elevation.
- 2 Remove slates, felt and rafters over area shown, including wall plate, for complete replacement with like for like material dimensions.

- 1 Remove partition, remove roof load over, demolish panel of masonry structure and rebuild with keyed in structural tie. Replace roof loading with new valley & jack rafters to new wall plate.
- 5 Internal joinery. New 6 panel red deal doors with matching 6" moulded pine skirting and moulded pine 3" architrave, varnish finished.
- 6 Chimney structures to be removed completely, and new false chimneys to be replaced on dwelling roof for aesthetics. This point may be verified with local authority in terms of concession on planning act compliance.



10. All external windows and doors to be removed, reveals dampproofed, insulated and new white uPVC windows and doors fitted - to match existing.



7. Rear single story outshot panels of blockwork to be removed and replaced with same dimensions of building where defective structural wall areas have been identified. New replacement roof to same dimensions to be fitted over and made good upon completion.



Architectural Engineering & Design
Site Surveying & EPA Remediation Tests
Civil Work, Council on Shannon, Co Limerick
t: +353 71 96 22 729 m: 086 83 72 833
e: info@durkindesign.ie
w: www.durkindesign.ie

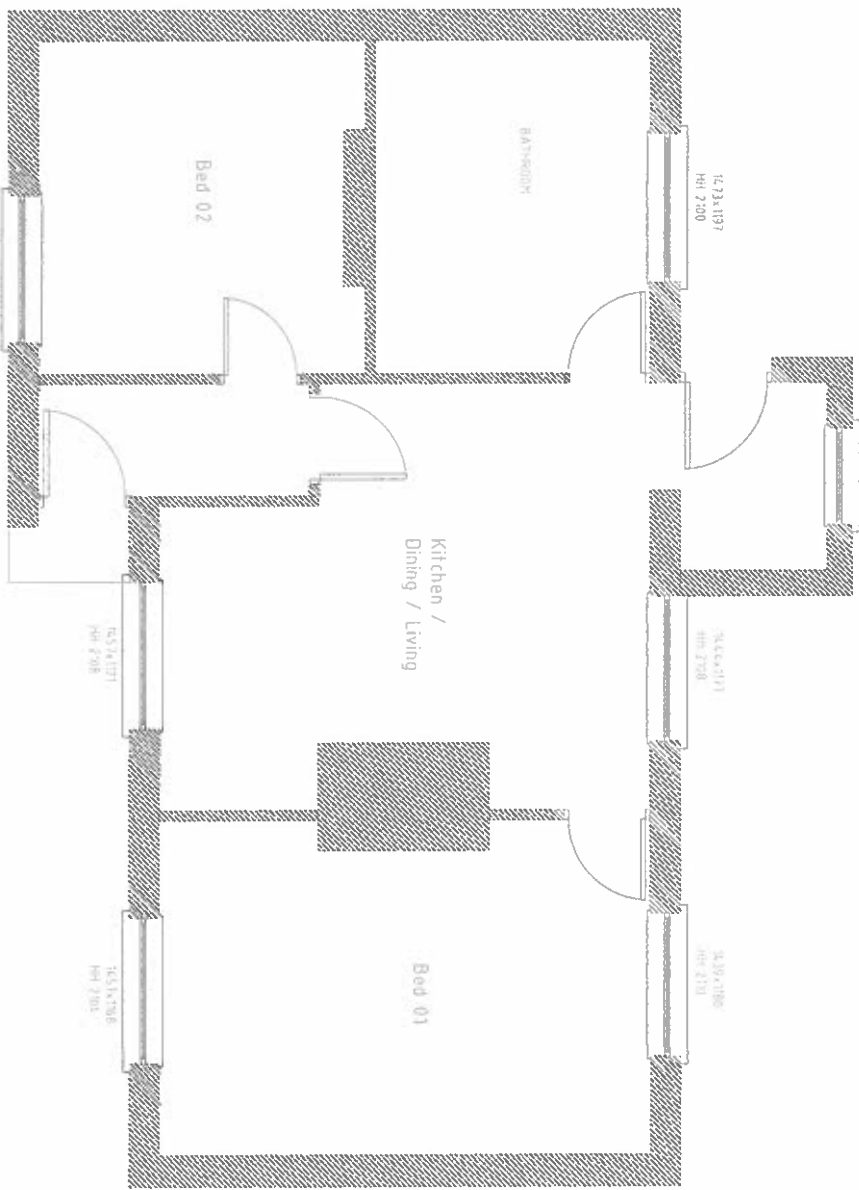
STATUS: Discussion Document only - not for any other purpose

CLIENT: Fionnuala MacGiolla

DRAWING: Front, Rear & Site Elevations

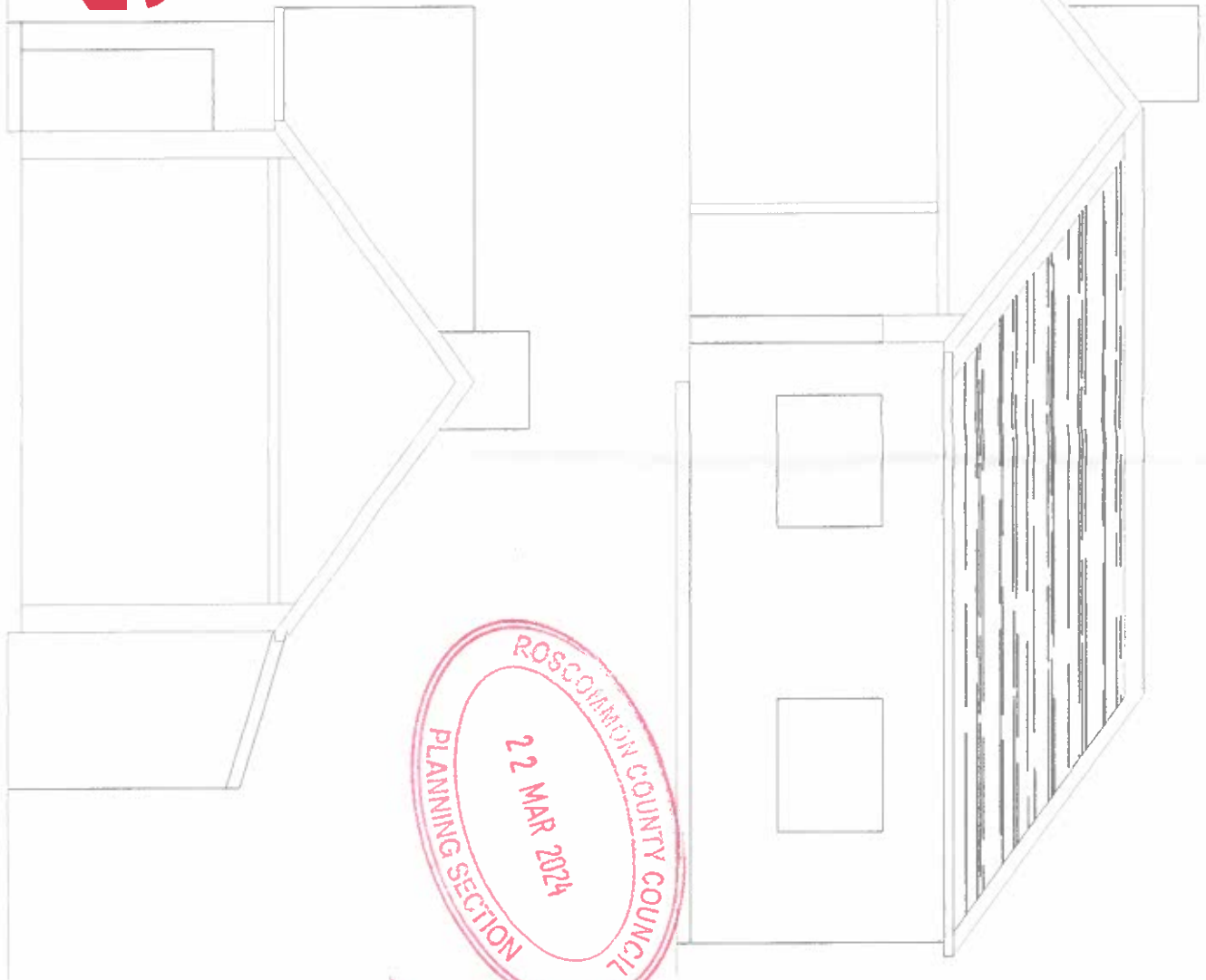
SITE ADDRESS: No 7 Saint Romana Park, Arigna,
Co Roscommon M41 N788

PROJECT NO:	23181	DATE:	13.02.2024
DWG NO:	23181.002.R001	REV:	1.75
		SHEET:	A3

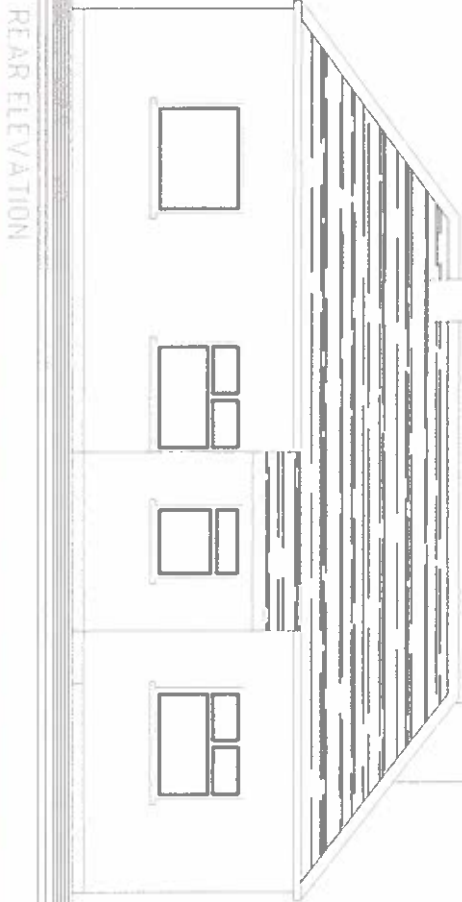
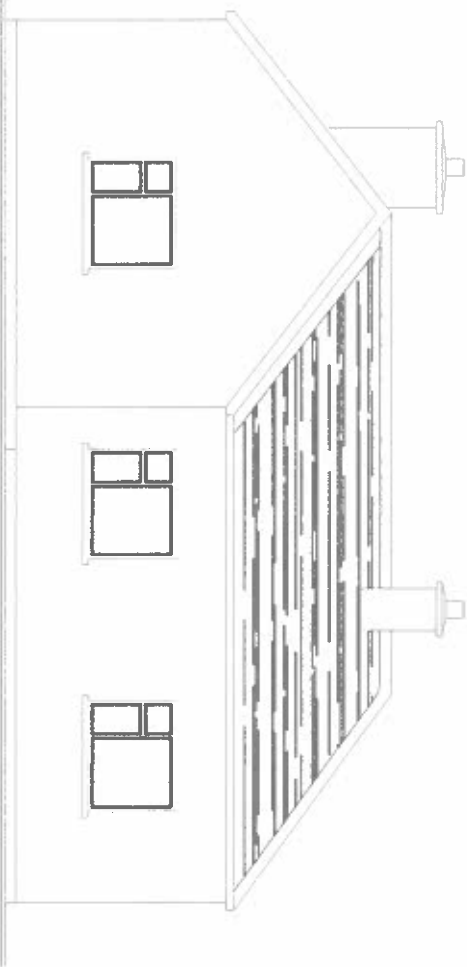


Ground Floor Plan

EXISTING

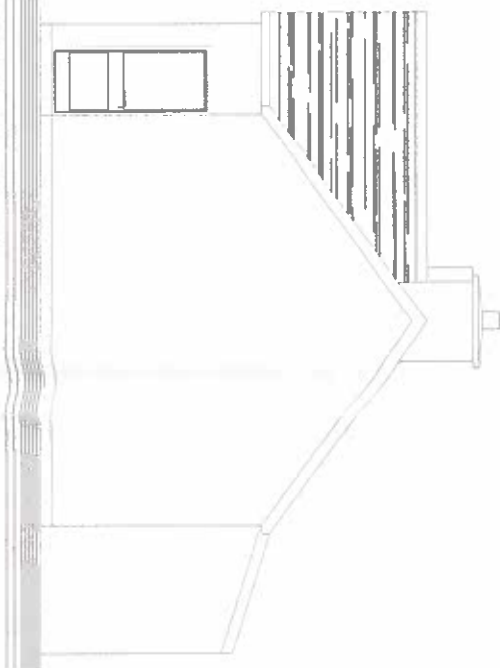


FRONT ELEVATION

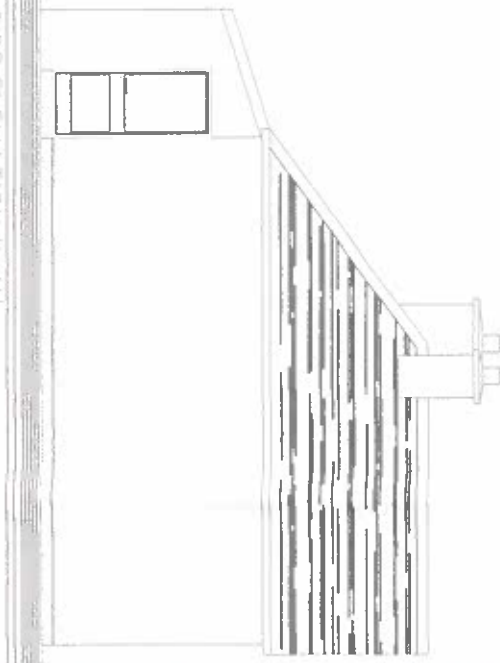


REAR ELEVATION

SIDE ELEVATION (right)



SIDE ELEVATION (left)



Architectural Engineering & Design
Site Surveying & EPA Remediation Tests
Gort Wab, Carrick on Shannon, Co Leitrim
T: +353 (0) 87 22 729 M: 086 81 72 933
W: www.DurkinDesign.co.uk



STATUS: Discussion Document

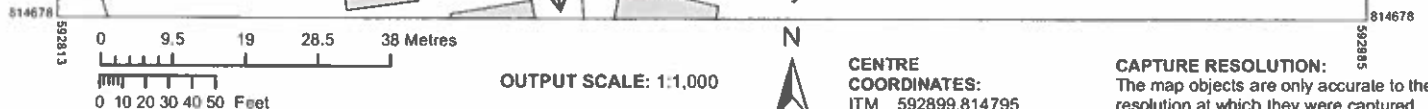
CLIENT: Fionnuala McGovern

DRAWING: Floor Plan

SITE ADDRESS: No 7 Saint Ronan's Park, Arigna,
Co Roscommon, M41 N768

Rev.	Revision Note	By	Date
PROJECT NO:	23181	DATE:	13.02.2024
REV:	R001	SCALE:	1:75 & 1:100
DWG NO:	23181.001.R001	SHEET:	A3

50201



Tailte Éireann