

ROSCOMMON COUNTY COUNCIL

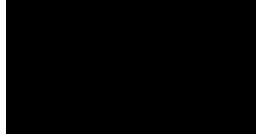
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Cathal Duignan,



Reference Number: DED 776
Application Received: 30th September 2024
Name of Applicant: Cathal Duignan
Agent: Darren Clancy

WHEREAS a question has arisen as to whether the repair and renovation of an existing dwelling, works including; 1) replace all windows & 2 external doors; 2) replace fascia, soffit & rain water pipes; 3) install a new external oil boiler; 4) replace sanitary ware in bathroom; 5) upgrade electrical wiring; 6) relocate washing machine to utility room; 7) replace internal doors; 8) install a new fitted kitchen & 9) painting internally at No. 3 Cois Struttain, Arigna, Carrick-on-Shannon, 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, 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 proposed repair and renovate existing dwelling, works including; 1) replace all windows & 2 external doors, 2) replace fascia, soffit & rain water pipes, 3) install a new external oil boiler, 4) replace sanitary ware in bathrooms, 5) upgrade electrical wiring, 6) relocate washing machine to utility room, 7) replace internal doors, 8) install a new fitted kitchen & 9) painting internally as described in this case is an exempted development.
- (c) The proposed works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:
development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;
- (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 – 2024 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development to repair and renovate an existing dwelling, works including; 1) replace all windows & 2 external doors; 2) replace fascia, soffit & rain water pipes; 3) install a new external oil boiler; 4) replace sanitary ware in bathroom; 5) upgrade electrical wiring; 6) relocate washing machine to utility room; 7) replace internal doors; 8) install a new fitted kitchen & 9) painting internally at No. 3 Cois Struttain, Arigna, Carrick-on-Shannon, 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: 7th January 2025

cc agent via email: Darren Clancy
darrenpclancy@gmail.com

ADVICE NOTE

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

Carmel Curley

From: Carmel Curley
Sent: Wednesday 8 January 2025 09:57
To: darrenpclancy@gmail.com
Subject: DED776 - Cathal Duignan
Attachments: DED776 - Notification of Decision.pdf

Hi Darren,

Please find attached Notification of Decision for DED Application 776 for Cathal Duignan. A hard copy will be issued to the applicant.

Regards,

Carmel

Carmel Curley, Assistant Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
☎: (090) 6637100

✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie

MAP LOCATION



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

Reference Number:	DED 776
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development to repair and renovate existing dwelling, works including; 1) replace all windows & 2 external doors, 2) replace fascia, soffit & rain water pipes, 3) install a new external oil boiler, 4) replace sanitary ware in bathrooms, 5) upgrade electrical wiring, 6) relocate washing machine to utility room, 7) replace internal doors, 8) install a new fitted kitchen, 9) painting internally.
Name of Applicant:	Cathal Duignan
Location of Development:	No.3 Cois Struttain, Arigna, Carrick-on-Shannon, Co. Roscommon
Site Visit:	06/11/2024

WHEREAS a question has arisen as to whether the following works; to repair and renovate existing dwelling, works including; 1) replace all windows & 2 external doors, 2) replace fascia, soffit & rain water pipes, 3) install a new external oil boiler, 4) replace sanitary ware in bathrooms, 5) upgrade electrical wiring, 6) relocate washing machine to utility room, 7) replace internal doors, 8) install a new fitted kitchen, 9) painting internally 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) Class 2 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 property is a 2 story semi-detached house with an attached single story pitched roof area to the rear which seems to be part of the existing build/layout, the property also consists of a pitched roof cover over the front door at No.3 Cois Struttain, Arigna, Carrick-on-Shannon, Co. Roscommon. The property style and layout is consist with neighbouring properties. The property is accessed off the L-5009 road in Arigna, there is a private garden to the rear of the dwelling. The proposed development consists of the replacing of all windows and doors, replacing of fascia, soffits & rainwater pipes, a new external boiler and various internal works as listed.

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 0.9km to the west and Corry Mountain Bog NHA (Site Code 002321) which is located circa 3.6km 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 traced to the site.

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2. -(1)

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3. -(1)

In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4(1) of the Act defines certain types of development as being 'exempted development'. Of potential relevance is section 4(1)(h) which provides as follows:

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

Section 4 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

Planning and Development Regulations, 2001 as amended

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

Article 9 (1) applies;

Development to which article 6 relates shall not be exempted development for the purposes of the Act

viiB) comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

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 to repair and renovate existing dwelling, works including; 1) replace all windows & 2 external doors, 2) replace fascia, soffit & rain water pipes, 3) install a new external oil boiler, 4) replace sanitary ware in bathrooms, 5) upgrade electrical wiring, 6) relocate washing machine to utility room, 7) replace internal doors, 8) install a new fitted kitchen, 9) painting internally. 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.

The proposed development of the installation of a new external oil boiler, with regard to the compliance with the conditions and limitations of Class 2 of Part 1 of Schedule 2 (Exempted development - General). Having reviewed the further information returned on the 9th of December 2024 in the context of the Conditions and Limitations associated with Class 2 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, the installation of a new external oil boiler to the side of the dwelling as described in this case is considered an exempted 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; to repair and renovate existing dwelling, works including; 1) replace all windows & 2 external doors, 2) replace fascia, soffit & rain water pipes, 3) install a new external oil boiler, 4) replace sanitary ware in bathrooms, 5) upgrade electrical wiring, 6) relocate washing machine to utility room, 7) replace internal doors, 8) install a new fitted kitchen, 9) painting internally as outlined above at No.3 Cois Struttain, Arigna, Carrick-on-Shannon, 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 proposed repair and renovate existing dwelling, works including; 1) replace all windows & 2 external doors, 2) replace fascia, soffit & rain water pipes, 3) install a new external oil boiler, 4) replace sanitary ware in bathrooms, 5) upgrade electrical wiring, 6) relocate washing machine to utility room, 7) replace internal doors, 8) install a new fitted kitchen, 9) painting internally as described in this case is an exempted development.
- The proposed works fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, which provides as follows:

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

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

AND WHEREAS I have concluded that the said development to repair and renovate existing dwelling, works including; 1) replace all windows & 2 external doors, 2) replace fascia, soffit & rain water pipes, 3) install a new external oil boiler, 4) replace sanitary ware in bathrooms, 5) upgrade electrical wiring, 6) relocate washing machine to utility room, 7) replace internal doors, 8) install a new fitted kitchen, 9) painting internally as outlined above at No.3 Cois Struttain, Arigna, Carrick-on-Shannon, Co. Roscommon, is an exempt development and I recommend that a declaration to that effect should be issued to the applicant.

Signed: 

Civil Technician

Date: 6th January 2025

Signed: 

Senior Executive Planner

Date: 6th January 2025

Carmel Curley

From: Cathal Duignan [REDACTED]
Sent: Monday 9 December 2024 14:19
To: Carmel Curley
Subject: Re: FW: DED 776

Boiler dimensions

<https://grant.ie/products/oil-fired-boilers/grant-vortex-outdoor-combi/>

On Wed 4 Dec 2024 at 08:46, Carmel Curley <CCurley@roscommoncoco.ie> wrote:

Thanks Cathal,

Can you please provide me with the dimensions of the boiler.

Thanks,

Carmel



From: Cathal Duignan [REDACTED]
Sent: Tuesday 3 December 2024 17:00
To: Carmel Curley <CCurley@roscommoncoco.ie>
Subject: Re: FW: DED 776

On Tue 3 Dec 2024 at 14:40, Carmel Curley <CCurley@roscommoncoco.ie> wrote:

Hi Cathal,

No unfortunately the quality still isn't great. I have attached the site layout plan that you submitted with the application which seems to be a clearer picture if you could please indicate the exact location of the boiler and return to us.

Specification

Product code	Model	Energy Product Label	Set Output	Max Output	Weight	Height	Width	Depth	Efficiency	NOx Emissions	Energy Rating	Load Profile
VORTCBMOD 26P	Grant Vortex Combi 26	Vie w	26k W	26k W	188k g	945m m	754m m	658m m	92.2	Compliant	A Heating B Water	

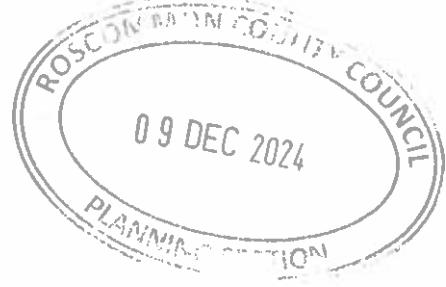




5 Year guarantee*

Grant Vortex Outdoor Combi

A high efficiency condensing range of oil-fired outdoor combi boilers designed for cost effective installation, instant hot water production.





Compare

Features & benefits

As with all oil-fired appliances, Grant Condensing Combi Boilers require commissioning at the time of Installation. This simple process ensures that the boiler is working at peak efficiency which, in turn, will result in lower running costs and long term reliability. Annual maintenance is also made easy by Grant's cleverly designed front service access to both burner and all the internal serviceable parts. Installation must comply with the current Building Regulations.

Comprehensive technical information can be found in the **installation manual.**

High efficiency SEAI HARP 'A' Rating

Mains pressure hot water on demand

High Domestic Flow Rates

Features a Riello RDB Burner & 24 litre expansion vessel

*One year manufacturer's warranty with five year guarantee on boiler heat exchanger (T&Cs Apply)

Optional pipe entry points

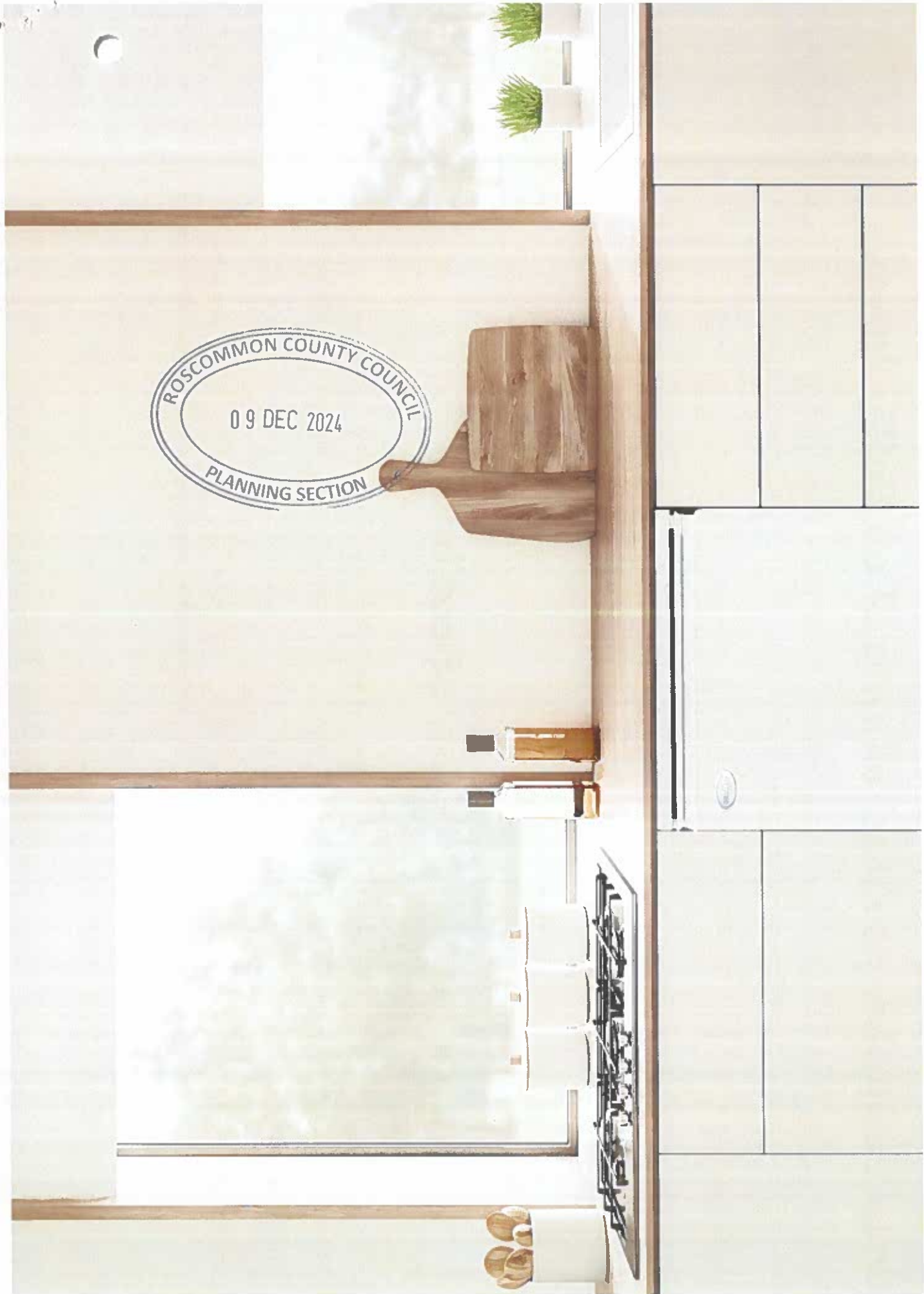
Unique drop-down control panel for ease of servicing

Fully valved flow, return and cold feed, meaning the appliance can be completely isolated from the system

Comes complete with a factory fitted multi-directional flue

Optional side or rear flue exits





Grant announces streamlining of oil boiler ranges

In August 2022, the Grant Vortex and Euroflame oil fired boiler ranges will be streamlined, with many existing models rationalised to simplify the selection and ordering products and making the process more straightforward overall.

Read more [here](#).



Specification

Product code	Weight	Height	Width	Depth	Efficiency	NOx Emissions	Energy Rat
VORTCBMOD26P	188kg	945mm	754mm	658mm	92.2	Compliant	A Heat
VORTCBMOD36P	218kg	945mm	754mm	658mm	94.2	Compliant	A Heat

Downloads

Brochures

Grant Rationalisation Reference Sheet

Manuals



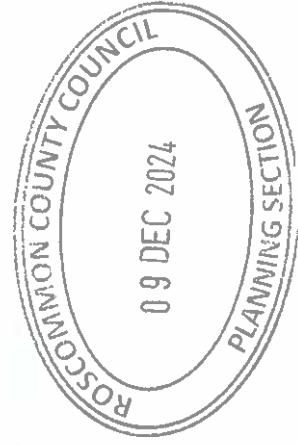
Accessories



Grant Vortex Mag One Magnetic Filter

- 6 bar max working pressure
- Supplied with spare sealing washers & o-rings
- 360° installation & 1" G.B connections

[View models](#)



Fire Valve

- Essential fire protection for oil boilers
- Two alternative temperature settings
- Remote sensing up to 20 meters

[View models](#)

Related products



EZ Fit Blue Single Wall Flue Kit

Single wall stainless steel in 80mm & 100mm

Plume diverter 1m kit or a 2m telescopic kits

Extensions available

[View models](#)



EZ Fit External Flue (green system) for outdoor boilers

Suitable for Grant external boilers

Starter connections available

Possible to create offsets in straight flue runs by using our 45° bends and extensions.

[View models](#)



PRODUCTS

Oil Boilers

Flues

Air Source Heat Pumps

Cylinders

Underfloor Heating

Afinia Radiators

Solar Thermal

Biomass Boilers

Spares

Accessories

Integrated Heating Packages for New builds

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Website developed by 16i



armel Curley

From: Carmel Curley
Sent: Wednesday 4 December 2024 08:47
To: 'Cathal Duignan'
Subject: RE: FW: DED 776

Thanks Cathal,

Can you please provide me with the dimensions of the boiler.

Thanks,

Carmel

From: Cathal Duignan [REDACTED]
Sent: Tuesday 3 December 2024 17:00
To: Carmel Curley <CCurley@roscommoncoco.ie>
Subject: Re: FW: DED 776

On Tue 3 Dec 2024 at 14:40, Carmel Curley <CCurley@roscommoncoco.ie> wrote:

Hi Cathal,

No unfortunately the quality still isn't great. I have attached the site layout plan that you submitted with the application which seems to be a clearer picture if you could please indicate the exact location of the boiler and return to us.

Also in relation to the proposed external oil boiler the dimension where not provided – please provide same.

Regards,

Carmel

Carmel Curley, Assistant Staff Officer,

Planning Department, Roscommon County Council,

Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98

☎: (090) 6637100

Carmel Curley

From: Carmel Curley
Sent: Tuesday 3 December 2024 14:41
To: Cathal Duignan
Subject: RE: FW: DED 776
Attachments: DED776 - Site Layout Map.pdf

Hi Cathal,

No unfortunately the quality still isn't great. I have attached the site layout plan that you submitted with the application which seems to be a clearer picture if you could please indicate the exact location of the boiler and return to us.

Also in relation to the proposed external oil boiler the dimension where not provided – please provide same.

Regards,

Carmel

Carmel Curley, Assistant Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
☎: (090) 6637100

✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie

MAP LOCATION



From: Cathal Duignan [REDACTED]
Sent: Tuesday 3 December 2024 11:10
To: Carmel Curley <CCurley@roscommoncoco.ie>
Subject: Re: FW: DED 776

Hi Carmel,

Can you confirm if this is ok? Or do u require another photo??

Regards
Cathal duignan

On Fri 29 Nov 2024 at 12:04, Cathal Duignan [REDACTED] > wrote:

On Fri 29 Nov 2024 at 11:16, Carmel Curley <CCurley@roscommoncoco.ie> wrote:

Hi Cathal,

I wish to acknowledge receipt of your email, however is plan is not legible when printed, can you please send a clearer picture or attached it please.

Regards,

Carmel

Carmel Curley, Assistant Staff Officer,

Planning Department, Roscommon County Council,

Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98

☎: (090) 6637100

✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie

MAP LOCATION



From: Cathal Duignan [REDACTED]
Sent: Friday 29 November 2024 10:28
To: Planning Department <Planning@roscommoncoco.ie>
Subject: DED 776

Hello, I'm responding with information about a letter I received regarding a boiler.

Below is a link which has the boiler specifications etc. <https://www.seai.ie/ber/support-for-ber-assessors/harp-database/harp-search/details/?category=gasoilpgboilers&code=18674>

And also a drawing indicating the location of the proposed external boiler.

Sharon Kelly

From: Cathal Duignan [REDACTED]
Sent: Friday 29 November 2024 10:28
To: Planning Department
Subject: DED 776

Hello, I'm responding with information about a letter I received regarding a boiler.

Below is a link which has the boiler specifications etc. <https://www.seai.ie/ber/support-for-ber-assessors/harp-database/harp-search/details/?category=gasoilpgboilers&code=18674>

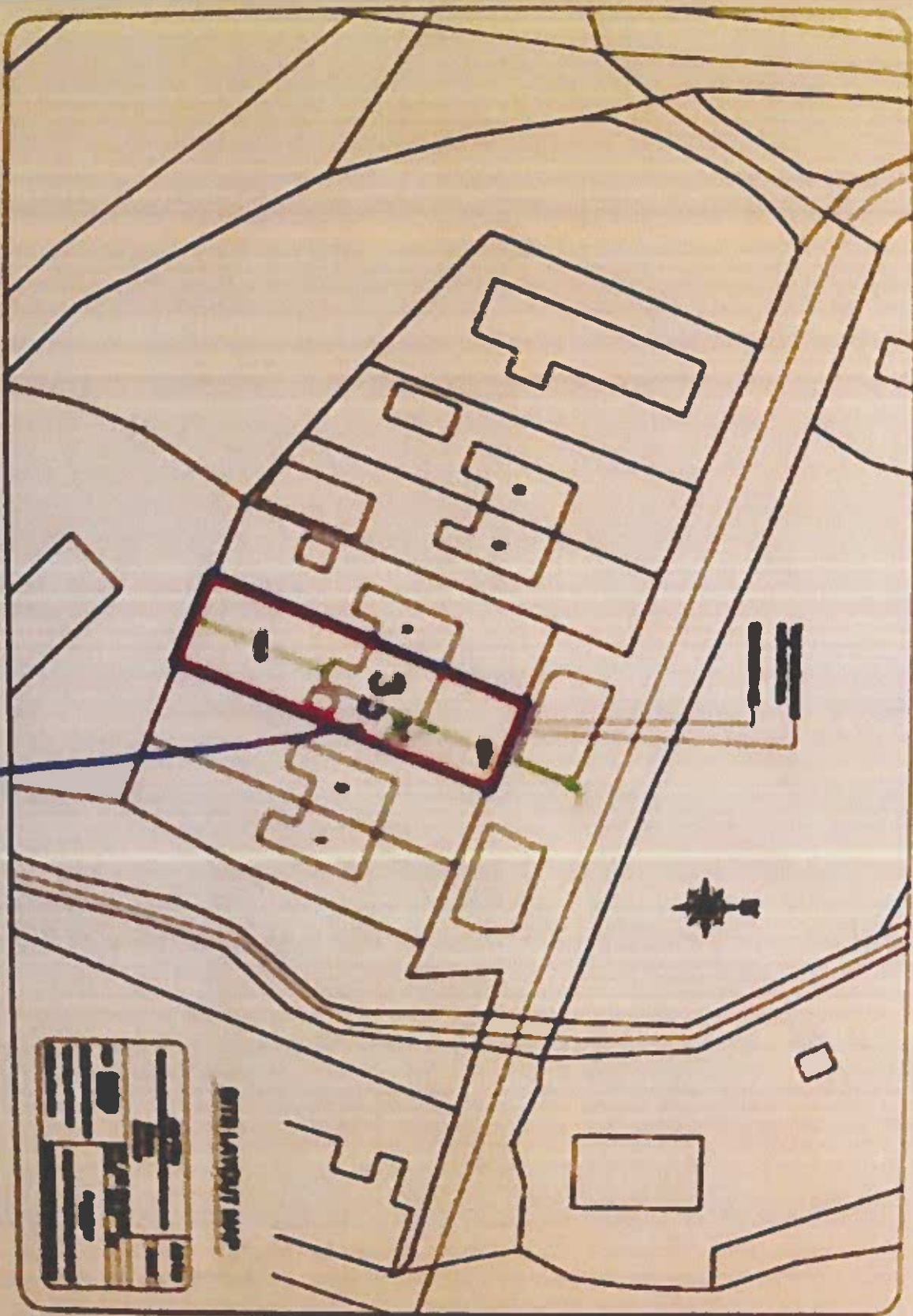
And also a drawing indicating the location of the proposed external boiler.

Kind regards
Cathal duignan



- SPEC PD MS
Include drawings
- Location unclear

boiler location



HARP Product Details

Manufacturer	Warmflow Engineering
Trade name	Warmflow
Model name	E21
Model qualifier	Agentis External 21
First Manufactured	2019
Last manufactured	current
Efficiency band	A

Seasonal efficiency	94.0%		
Efficiency category	SEDBUK based on certified data	SAP equation used	201
Output Power	15.000 - 21.000 kW		
Main type	Regular	Fuel	Oil
Mounting	Floor	Exposure	Outdoor
	Condensing	Flue	Open or room-sealed
Fan assistance	Fan	Run Time Indicator	No Chat with us!

Burner control	On-off	Ignition	No
Elec. power firing	152W	not firing	0W
Store type	NA/Unknown	Store loss in test	NA/Unknown
Separate store	NA/Unknown	Store volume	0.00 litres
Store insulation thickness		Store insulation type	
Store temperature		Store heat loss	
"Keep-hot" facility	NA/Unknown	"Keep-hot" timer	NA/Unknown
"Keep-hot" electric heater	W		
Record last updated	2019/Sep/25 15:07	Primary Trade Association	

Details available from:

Warmflow Engineering
Lissue Industrial Estate
Lisburn
Antrim
Northern Ireland
028 9262 1515

www.warmflow.co.uk/ (<http://www.warmflow.co.uk/>)

[illegible]

 **Difig Fiontair Áitiúil**
Local Enterprise Office

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

Reference Number:	DED 776
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development to repair and renovate existing dwelling, works including; 1) replace all windows & 2 external doors, 2) replace fascia, soffit & rain water pipes, 3) install a new external oil boiler, 4) replace sanitary ware in bathrooms, 5) upgrade electrical wiring, 6) relocate washing machine to utility room, 7) replace internal doors, 8) install a new fitted kitchen, 9) painting internally.
Name of Applicant:	Cathal Duignan
Location of Development:	No.3 Cois Struttain, Arigna, Carrick-on-Shannon, Co. Roscommon
Site Visit:	06/11/2024

WHEREAS a question has arisen as to whether the following works; to repair and renovate existing dwelling, works including; 1) replace all windows & 2 external doors, 2) replace fascia, soffit & rain water pipes, 3) install a new external oil boiler, 4) replace sanitary ware in bathrooms, 5) upgrade electrical wiring, 6) relocate washing machine to utility room, 7) replace internal doors, 8) install a new fitted kitchen, 9) painting internally **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) Class 2 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 property is a 2 story semi-detached house with an attached single story pitched roof area to the rear which seems to be part of the existing build/layout, the property also consists of a pitched roof cover over the front door at No.3 Cois Struttain, Arigna, Carrick-on-Shannon, Co. Roscommon. The property style and layout is consist with neighbouring properties. The property is accessed off the L-5009 road in Arigna, there is a private garden to the rear of the dwelling. The proposed development consists of the replacing of all windows and doors, replacing of fascia, soffits & rainwater pipes, a new external boiler and various internal works as listed.

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 Kilonan Mountain Bog NHA (Site Code 000617) which is located circa 0.9km to the west and Corry Mountain Bog NHA (Site Code 002321) which is located circa 3.6km 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 traced to the site.

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2. -(1)

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3. -(1)

In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4(1) of the Act defines certain types of development as being 'exempted development'. Of potential relevance is section 4(1)(h) which provides as follows:

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

Section 4 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

Planning and Development Regulations, 2001 as amended

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

Article 9 (1) applies:

Development to which article 6 relates shall not be exempted development for the purposes of the Act

viiiB) 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,

Initial Planning Assessment:

Following a review of the documents submitted it is proposed to install a new external oil boiler. In order to determine the outcome of this further information is required.

Accordingly, a further Information request will be made in this regard.

Recommendation:

Please provide the below information:

- Provide a drawing indicating the location of the proposed external oil boiler.
- Provide a data sheet/specifications of the proposed external oil boiler.

Signed:



Date: 7th November 2024

Civil Technician

Signed:



Date: 7th November 2024

Senior Executive Planner











Comhairle Contae
Ros Comáin
Roscommon
County Council



Cathal Duignan,

Date: 8th October 2024
Planning Reference: DED 776

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to repair and renovate existing dwelling, works including; 1) replace all windows & 2 external doors; 2) replace fascia, soffit & rain water pipes; 3) install a new external oil boiler; 4) replace sanitary ware in bathroom; 5) upgrade electrical wiring; 6) relocate washing machine to utility room; 7) replace internal doors; 8) install a new fitted kitchen; 9) painting internally under the Planning & Development Act (Exempt Development) Regulations 2018 at No. 3 Cois Struttain, Arigna, Carrick-on-Shannon, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application which was received on the 30th September 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. L01/0/230917 dated 7th October 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 776**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,


Alan O'Connell
Senior Executive Planner,
Planning Department.

cc agent via email: [Darren Clancy
darrenpclancy@gmail.com](mailto:darrenpclancy@gmail.com)

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

07/10/2024 15:14:24

Receipt No.: L01/0/230917

CATHAL DUIGNAN
C/O DARRAN CLANCY
CASTLEBALDWIN
CO. SLIGO

EXEMPTED DEVELOPMENT DED 776

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 776	

Total	80.00 EUR
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Tendered	
Credit/Debit Card	80.00
8107	

Change	0.00
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Issued By: Geraldine Murren
From: Central Cash Office

776

Sharon Kelly

From: Darren Clancy <darrenpclancy@gmail.com>
Sent: Monday 30 September 2024 15:16
To: Planning Department
Subject: Section 5 Cathal Duignan
Attachments: Application form.pdf; Detailed specification of development proposed.pdf; Site Location Map.pdf; Front Elevation of No.3 Cois struttain.png; Site Layout Map.pdf

Application for a section 5 attached. Please contact me for the €80 fee.

Regards

Darren Clancy (Dip.C.Econ)
Design & Planning Consultant / Surveyor,
Brickeen,
Castlebaldwin,
Co. Sligo.

Ph / Fax: 071 91 65789
Mob: 087 417 04 55
Email: darrenpclancy@gmail.com





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:	CATHAL QUIGNAN.
Address:	1 COIS STRUTTAÍN ARIGNA, CARRICK-ON-SHAMRON CO. ROSCOMMON-N41E229.
Name & Address of Agent:	DARREN CLANCY, BRICKEN, CASTLEBALWIN, CO. SLIGO, F52AX88.
Nature of Proposed Works	REPAIR OR RENEWAL MINOR WORKS.
Location (Townland & O.S No.) MAP SHEET 1469	DERREENAVOGGY, T.D. (NO. 3 COIS STRUTTAÍN) N41F6W4
Floor Area	105M ² APPROX - NO CHANGE.
Height above ground level	0m - NO CHANGE.
Total area of private open space remaining after completion of this development	NO CHANGE TO private open space - Rear garden = 176M ²
Roofing Material (Slates, Tiles, other) (Specify)	NO CHANGE. Slates at present.
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	NO CHANGE - white nap plaster.
Is proposed works located at front/rear/side of existing house.	ALL 3 Sides (minor works)

NO extension proposed.
Windows/doors throughout
new fascia & soffits & ramps.



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	ROSCOMMON CO. CO. PART 8 DEVELOPMENT.
If yes give ref. number (Include full details of existing extension, if any)	REF NO. UNKNOWN. NO REFERENCE ON PLANNING REGISTER.
Existing use of land or structure	RESIDENTIAL (unoccupied over a decade.)
Proposed use of land or structure	RESIDENTIAL.
Distance of proposed building line from edge of roadway	20 METRES -
Does the proposed development involve the provision of a piped water supply	existing connection to mains water
Does the proposed development involve the provision of sanitary facilities	existing connection to mains sewer (FOUL)

Signature:

Darren Clancy

Date:

30/09/2024.

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



Planning & Development Section,
Roscommon County Council,
F42 VR98.

Date: 30th September 2024.

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

Applicant: Cathal Duignan.

Site Address: No.3 Cois Struttain, Arigna, Carrick-on-Shannon, Co. Roscommon.

Please provide a Declaration of Exempted Development on the following works.

All works proposed on the site.

- 1) Replace all windows and 2 external doors.
- 2) Replace Fascia, soffit and rain water pipes.
- 3) Install a new external oil boiler on footpath.
- 4) Replace sanitary ware in bathroom.
- 5) Upgrade electrical wiring.
- 6) Relocate washing machine to utility room.
- 7) Replace internal doors.
- 8) Install a new fitted kitchen.
- 9) Painting internally.

No new building works are proposed. Minor works consisting of repair or renewal are only proposed. The applicant has lodged an Application for the Croí Cónaithe (Towns) Fund Vacant Property Refurbishment Grant under Ref: [REDACTED]

Should you have any queries please do not hesitate to contact me.

Yours Sincerely

Darren Clancy (Dip.C.Econ)



Planning & Development Section,
Roscommon County Council,
F42 VR98.

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Should you have any queries please do not hesitate to contact me.

Yours Sincerely

Darren Clancy (Dip.C.Econ)



ROSCOMMON COUNTY
30 SEP 2011
PLANNING SERVICE

No.3
Cois Struttain

Google

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