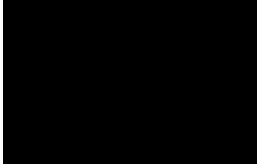


ROSCOMMON COUNTY COUNCIL
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)
SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT
NOTIFICATION OF DETERMINATION

REGISTERED POST

Conor Baldwin & Sharon Reynolds,



Reference Number: DED 871
Application Received: 31st March, 2025
Name of Applicants: Conor Baldwin & Sharon Reynolds
Agent: N/A

WHEREAS a question has arisen as to whether the refurbishment of an existing dwelling, with works including internal works, décor, replacement & upgrade of existing windows at Miltown House, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 TW54, 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) 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 Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed refurbishment of an existing dwelling 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 – 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 refurbish an existing dwelling, with works including internal works, décor, replacement & upgrade of existing windows at Miltown House, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 TW54, 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: 29th September, 2025

ADVICE NOTE

It is noted that documentation received with the request for an opinion references what appears to be unauthorised development on site and whilst there are references in documents received to the statute of limitations in relation to this development, these limitations do not confer planning permission or otherwise authorise such development. The landowner is advised to take all necessary steps to regularise any instance of unauthorised development on the subject site.

ADVICE NOTE

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

ADVICE NOTE

This Declaration is based on the relevant Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) at the date of issue. In the event that the Planning and Development Act 2000 (as amended) or the Planning and Development Regulations 2001 (as amended) change prior to the works being carried out this Declaration may no longer apply.

Carmel Curley

From: Carmel Curley
Sent: Monday 29 September 2025 10:36
To: Conor B
Subject: DED 871 - Notification of Determination
Attachments: DED 871 - Notification of Determination.pdf

Hi Conor,

Please find attached Notification of Determination for your Section 5 Declaration of Exempted Development – DED 871.

Regards,

Carmel

Carmel Curley, 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 871
Re:	Permission for the refurbishment of an existing dwelling, with works including internal works, décor, replacement & upgrade of existing windows under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Conor Baldwin & Sharon Reynolds
Location of Development:	Miltown House, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 TW54
Site Visit:	12/06/2025

WHEREAS a question has arisen as to whether the following works for the refurbishment of an existing dwelling, with works including internal works, décor, replacement & upgrade of existing windows at the above address is or is not development and is or is not exempted development.

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) 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 site consists of a southeast facing two-storey dwelling. The subject site is accessed off the L-10332 Local Tertiary Road. The proposed development consists of the refurbishment of an existing dwelling, with works including internal works, décor, replacement & upgrade of existing windows.

Archaeological and Cultural Heritage

No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage in the likely zone of influence of the proposed development.

Appropriate Assessment

The closest European site to the proposed development is Clooneen Bog PNHA (Site Code 000445) and Clonmeen Bog SAC (Site Code 002348) are both located circa 8.5km from the subject site.

Other Designations include Kilglass and Grange Loughs PNHA (Site Code 000608) which is located circa 0.2km from the proposed Development.

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

Planning History

16987/86

Development Description: Development consisting of erection of bungalow and construction of septic tank.

Applicant: Joseph Doherty

Decision: Granted

16987A/89

Development Description: Erection of a dwelling house

Applicant: Joseph Enders

Decision: Incomplete application/Withdrawn

16987B/90

Development Description: Erection of a dwelling house and construction of septic tank

Applicant: Joseph Enders

Decision: Granted

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.

Section 9 (5) of the Act states –

development shall not be exempted development for the purposes of this Act if it consists of any works to, or change in use of, an unauthorised development.

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):

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.

viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

Assessment

In accordance with the Planning and Development Act, 2000, as amended Section 3. (1) development is defined as the following: "In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected

structure....". It is considered that said works constitute development, as defined in Section 3 of the said Act.

Extent of Works include:

- Internal carpentry works – floors and skirting
- Internal painting and replastering of walls
- Replacement and upgrade of existing kitchen
- Upgrade attic insulation
- Redecorating of bathrooms including tiling finishes
- Installation of UPVC triple glazed windows in existing window openings
- Installation of UPVC doors and composite doors in existing doorways
- Replacement of failed rainwater goods – downpipes and gutters

Following an inspection of the subject site, it appears the structure to the rear of the house has no corresponding planning permission. The existing structures are also connected which does not align with the submitted documents of the site layout.

Further information was sought from the applicants regarding the structure situated to the rear of the existing dwelling. The applicant provided a solicitor's letter with a planning declaration from the previous owners of the dwelling. The structure to the rear of the dwelling is attached to the main dwelling house. The former owners in this declaration refer to the structure at the rear as a sauna and shed and have been constructed in excess of seven years ago.

Environmental Considerations

These works have been considered in the context of Section 4 (1)(h) of the Act, consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. The stated proposed works fall under the provisions of Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

With regard to Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended), it is reasonable to conclude, on the basis of the information available, that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for AA does not apply with respect to the current case. I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA.

Planners Note:

Following a request for further information in relation to the planning status of existing structures on site and in particular an existing structure connected to the rear of the dwelling for which no record of planning permission had been traced, the applicant has provided a correspondence which indicates that “the shed on site is not part of the planning permission which covers the house” and furthermore that “the shed is too large to be considered exempt development”. There is also a reference to a sauna in a separate declaration and it is unclear whether this referenced sauna is a separate structure. Whilst there are references to the statute of limitations, these limitations do not confer planning permission and the referenced shed therefore appears to be unauthorised.

As the development described does not appear to be development to which Article 6 relates I have not in this instance referenced the restrictions on exemption under Article 9 (1)(a) (viii); development to which article 6 relates shall not be exempted development for the purposes of the Act (a) if the carrying out of such development would (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use.

Recommendation

WHEREAS a question has arisen as to whether a proposed development; for the refurbishment of an existing dwelling as outlined above at Milltown House, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 TW54, 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) 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

- The works outlined above are development.
- The proposed refurbishment of an existing dwelling 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 refurbish an existing dwelling as outlined above at Milltown House, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 TW54, is

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

Advice Note:

It is noted that documentation received with the request for an opinion references what appears to be unauthorised development on site and whilst there are references in documents received to the statute of limitations in relation to this development, these limitations do not confer planning permission or otherwise authorise such development. The landowner is advised to take all necessary steps to regularise any instance of unauthorised development on the subject site.



Signed:

Graduate Planner

Date: 26th September 2025



Signed:

Senior Executive Planner

Date: 26th September 2025

Carmel Curley

From: Conor B [REDACTED]
Sent: Thursday 17 July 2025 11:31
To: Carmel Curley; Sharon Reynolds
Subject: Re: DED 871 - Further Information Request
Attachments: Scanned_from_a_Lexmark_Multifunction_Product30-10-2024-130723 (1).pdf;
image14-07-2025-155628 (1).pdf

Hi Carmel,

Please find attached support with respect to the shed/garage at the rear of the house. The works proposed do not relate to this structure and instead relate solely to the house.

Should the support attached be suitable, I will arrange physical copies to be posted to you if required.

Kind regards,

Conor Baldwin
[REDACTED]

On Fri, 11 Jul 2025 at 12:20, Carmel Curley <CCurley@roscommoncoco.ie> wrote:

A Chara,

Please find attached Further Information Request Letter for your Section 5 Declaration of Exempted Development Application – DED871

Mise le meas,

Carmel

Carmel Curley, 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





Church Street
Roscommon
F42 P661

Accident Investigation & Reports
Expert Witness Evidence
Building Surveys, Mapping, Certification

Brandon OBrien Ltd
Consulting Engineers
Telephone: 090 6625005 / 6625878
Email: info@brandonobrien.ie
Website: www.brandonobrien.ie

11th September 2024

Michele Beirne,
Beirne Gannon & Co.,
Solicitors,
1 New Street,
Longford,
Co. Longford,
N39 W875.

Our ref: [REDACTED]

RE: [REDACTED] – SALE OF DWELLING HOUSE AND SITE
YOUR REF: [REDACTED]

Dear Michele,

I refer to your letter of the 09th September 2024 and the two queries raised therein.

1. The shed on site is not part of the planning permission which covers the house. The shed is too large to be considered exempt development. It is evidently constructed over 20 years. It is therefore outside the seven year time limit during which enforcement proceedings might issue. Our review of the planning file shows there are no enforcement orders in place for the shed or any other enforcement orders for the property generally. The form and character of the shed is such that it does not affect proper planning and development of the area as envisaged by the Planning Authority in our opinion. It is a necessary useful addition to the house.
2. Please find attached the amended Declaration of Identity and map with the portion of unregistered lands included.

Please do not hesitate to contact us if you have any queries on the above.

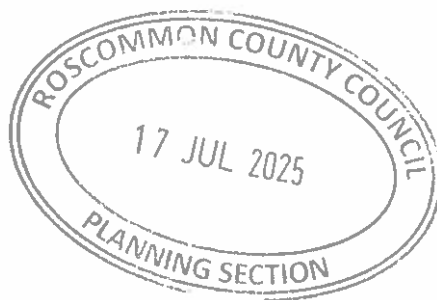
Yours sincerely,

Brandon OBrien Consulting Engineers

Encl:
Declaration of Identity
Declaration of Identity - Map



MEMBER OF ASSOCIATION OF CONSULTING FORENSIC ENGINEERS
CHARTERED MEMBER OF THE INSTITUTE OF ENGINEERS IRELAND



PLANNING DECLARATION



12 FITZWILLIAM PLACE, DUBLIN 2, D02 VN56

DX: 109027 FITZWILLIAM

TEL: +353 1 661 9500

FAX: +353 1 678 9192

EMAIL: SOLUTIONS@REDDYCHARLTON.IE

WEBSITE: WWW.REDDYCHARLTON.IE

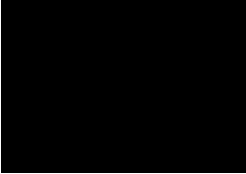
**CONFIDENTIAL
INFORMATION
REMOVED**



Comhairle Contae
Ros Comáin
Roscommon
County Council



Conor Baldwin & Sharon Reynolds,



Date: 11th July, 2025
Reference: DED 871

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: WHEREAS a question has arisen as to whether the refurbishment of an existing dwelling, with works including internal works, décor, replacement & upgrade of existing windows at Miltown House, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 TW54, is or is not development and is or is not exempted development.

A Chara,

Further to your application received on the 31st March, 2025 and in order for the Planning Authority to determine as to whether the refurbishment of an existing dwelling, with works including internal works, décor, replacement & upgrade of existing windows at the above address is or is not development and is or is not exempted development, you are requested to submit the following further information:

- 1) Please clarify the current planning status of the existing structures on site as the existing structure connected to the rear of the dwelling has no record of planning permission and does not appear to have been part of the plans and drawings granted permission under PD/16987B/90.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 871**

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

Mise le meas,

Brian Farragher,
Senior Executive Planner,
Planning.

Carmel Curley

From: Carmel Curley
Sent: Friday 11 July 2025 12:20
To: [REDACTED]
Subject: DED 871 - Further Information Request
Attachments: DED 871 - Further Information Request.pdf

A Chara,

Please find attached Further Information Request Letter for your Section 5 Declaration of Exempted Development Application – DED871

Mise le meas,

Carmel

**Carmel Curley, 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 871
Re:	Permission for the refurbishment of an existing dwelling, with works including internal works, décor, replacement & upgrade of existing windows under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Conor Baldwin & Sharon Reynolds
Location of Development:	Miltown House, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 TW54
Site Visit:	12/06/2025

WHEREAS a question has arisen as to whether the following works for the refurbishment of an existing dwelling, with works including internal works, décor, replacement & upgrade of existing windows at the above address is or is not development and is or is not exempted development.

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

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) 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 site consists of a southeast facing two-storey dwelling. The subject site is accessed off the L-10332 Local Tertiary Road. The proposed development consists of the refurbishment of an existing dwelling, with works including internal works, décor, replacement & upgrade of existing windows.

Archaeological and Cultural Heritage

No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage in the likely zone of influence of the proposed development.

Appropriate Assessment

The closest European site to the proposed development is Clooneen Bog PNHA (Site Code 000445) and Clonmeen Bog SAC (Site Code 002348) are both located circa 8.5km from the subject site.

Other Designations include Kilglass and Grange Loughs PNHA (Site Code 000608) which is located circa 0.2km from the proposed Development.

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

Planning History

16987/86

Development Description: Development consisting of erection of bungalow and construction of septic tank.

Applicant: Joseph Doherty

Decision: Granted

16987A/89

Development Description: Erection of a dwelling house

Applicant: Joseph Enders

Decision: Withdrawn

16987B/90

Development Description: Erection of a dwelling house and construction of septic tank

Applicant: Joseph Enders

Decision: Granted

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)

Under 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, as amended Section 3. (1) development is defined as the following: "In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....". It is considered that said works constitute development, as defined in Section 3 of the said Act.

Extent of Works include:

- Internal carpentry works – floors and skirting
- Internal painting and replastering of walls
- Replacement and upgrade of existing kitchen
- Upgrade attic insulation
- Redecorating of bathrooms including tiling finishes
- Installation of UPVC triple glazed windows in existing window openings
- Installation of UPVC doors and composite doors in existing doorways
- Replacement of failed rainwater goods – downpipes and gutters

Following an inspection of the subject site, it appears the structure to the rear of the house has no corresponding planning permission. The existing structures are also connected which does not align with the submitted documents of the site layout.

Environmental Considerations

These works have been considered in the context of Section 4 (1)(h) of the Act, consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. The stated proposed works fall under the provisions of Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

With regard to Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended), it is reasonable to conclude, on the basis of the information available, that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for AA does not apply with respect to the current case. I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Article 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Recommendation

In relation to the proposed development to the refurbishment of an existing dwelling, with works including internal works, décor, replacement & upgrade of existing windows, at Miltown House, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 TW54, it is recommended that further information be sought as set out below:

- 1) Please clarify the current planning status of the existing structures on site as the existing structure connected to the rear of the dwelling has no record of planning permission and

does not appear to have been part of the plans and drawings granted permission under PD/16987B/90.

Signed: 
Planner

Date: 09-07-2025

Signed: 
Senior Executive Planner

Date: 10-7-25









Comhairle Contae
Ros Comáin
Roscommon
County Council



Conor Baldwin & Sharon Reynolds,

Date: 2nd April, 2025
Planning Reference: DED 871

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

Development: Permission for the refurbishment of an existing dwelling, with works including internal works, décor, replacement & upgrade of existing windows under the Planning & Development Act (Exempted Development) regulations 2018 at Miltown House, Kilmore, Carrick-on-Shannon, Co. Roscommon, N41 TW54.

A Chara,

I wish to acknowledge receipt of the application which was received on the 31st March, 2025, 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. L/01/0/233971 dated 1st April, 2025, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 871**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

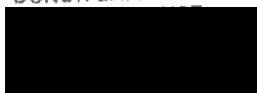
Mervyn Walsh,
Administrative Officer,
Planning Department.

Roscommon County Council
Aras an Chontae
Roscommon
09086 37100

01/04/2025 15:35:22

Receipt No : L01/0/233971

CONOR BALDWIN & SHARON REYNOLDS



EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED871	

Total :	80.00 EUR
---------	-----------

Tendered :	
Cash	80.00

Change :	0.00
----------	------

Issued By : Louis Carroll
From : Central Cash Office

ROS
COMMON

Cionnaille Contae
Ros Comáin
Roscommon
County Council

31 MAR 2025

PLANNING SECTION

Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: planning@roscommoncoco.ie

Roscommon County Council

Application for a Declaration under Section 5 of the

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

Name of Applicant(s)	CONOR BALOWIN SHARON REYNOLDS
Name of Agent	/
Nature of Proposed Works	Internal works / decar / replacement & upgrade of existing windows
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Milltown House, Kilmore, Carrick-on-Shannon Co. Roscommon N41TW54
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>circa 200m²</u> b) <u>—</u>
Height above ground level:	NO change
Total area of private open space remaining after completion of this development	follio/site is approx 6 acres. no change to house footprint or open space surrounding house
Roofing Material (Slates, Tiles, other) (Specify)	Tiles - no change

Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	NO change - Plaster
Is proposed works located at front/rear/side of existing house.	N/A - Internal works. Windows upgrade affecting all windows - all sides
Has an application been made previously for this site	N/A - not under our ownership
If yes give ref. number (include full details of existing extension, if any)	
Existing use of land or structure	Residential
Proposed use of land or structure	NO change - Residential
Distance of proposed building line from edge of roadway	NO change - approx 200m
Does the proposed development involve the provision of a piped water supply	NO - NO change, well water supply already exists & operates
Does the proposed development involve the provision of sanitary facilities	NO - NO change, sanitary facilities already exist & operate

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

Signature: _____

[Handwritten Signature]

Date: _____

19/03/2025

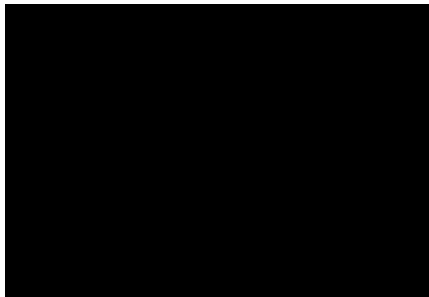


Note: This application must be accompanied by: -

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

Letter to Planning Department at Roscommon County Council

Conor Baldwin & Sharon Reynolds



27 March 2025

**Planning Department
Roscommon County Council**



Dear Sir/Madam,

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

I am writing to you regarding an application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended). The purpose of this application is to confirm whether the proposed works constitute exempted development as defined by the Act. We are applying for this exemption as part of our application under the Croi Conaithe Scheme - Vacant Home Grant. The exemption is required for the application, which is due by April 17th, 2025 by the relevant Vacant Home Grant department.

The works being proposed predominantly involve internal modifications to the property located at address noted above. These modifications include:

- Redecorating living rooms and bedrooms, including the replacement of floor finishes where necessary, restoration of existing hardwood floors where possible, painting and replastering of walls, restoration of existing skirting and timber finishes.
- Replacement and upgrade of existing kitchen to fit modern appliances.
- Upgrade of attic insulation from 100mm to 400mm to improve thermal efficiency.
- Redecorating bathrooms and toilets to include new tiling finishes, new shower basins, toilets, sinks, and lighting.

In addition to the internal works, the project also includes the following external upgrades:

- Replacement and upgrade of existing failed PVC double-glazed windows to high-grade UPVC triple-glazed windows in existing window openings. Latest proposal attached for your reference.

- Upgrade of external doors to UPVC and composite doors to improve thermal efficiency and security in existing doorways. Latest proposal attached for your reference.
- Replacement of failed rainwater goods such as downpipes and gutters.

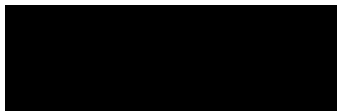
I believe these works fall within the scope of exempted development as specified under the Act. However, I seek confirmation from the Planning Department to ensure compliance with all relevant regulations and statutory requirements.

Enclosed with this letter are site location maps as requested for your review. I kindly request that the Planning Department provide a Declaration confirming whether the works can be classified as exempted development.

Thank you for your attention to this matter. I look forward to your prompt response and am available to discuss any further information or clarification required.

Yours faithfully,

Conor Baldwin & Sharon Reynolds





Senator Windows
Cordoagh, Tunnyduff
Bailieborough
Co. Cavan A82 X789

042 9660770
michael.clerkin@senatorwindows.ie
www.senatorwindows.ie

07-Jan-25

Conor Baldwin

Quote: C Baldwin

Ref: [REDACTED]

Dear Conor,

Thank you for giving me the opportunity to quote for windows and doors for your home. The price is for supply and full fitting with Senator to seal and plaster same. I have pleasure in quoting as follows:

**CERTIFIED "A" RATED DOUBLE GLAZED uPVC WINDOWS, DOORS & COMPOSITE FRONT DOOR;
"SECURE BY DESIGN" LOCKING SYSTEMS;
PROFESSIONALLY MEASURED & FITTED**

Price [REDACTED] Inclusive of Vat @13.5%

All products come with a 15-year guarantee and full service back-up.

The quotation is valid for 30 days. A total deposit of 50% will be required before your windows/doors can be put into production with the remaining 50% balance on completion.

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

Yours sincerely,

Michael Clerkin

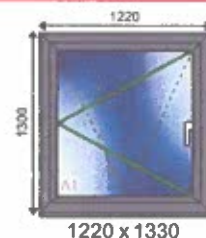
087 6915700



Item	Qty	Size	Description
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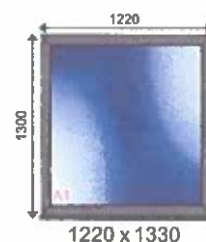
Item 17 1 1220 x 1330 Tilt & Turn Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: White
 Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas

LHS BAY



Item 18 1 1220 x 1330 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White

LHS BAY



Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas

Item 19 1 1800 x 1350 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White

LHS GF



Glass: 5. 4PilkOWT/20/4PilkKST Tbar Black Argon Gas

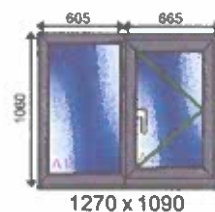
Item 20 1 970 x 2120 Single Door Open In
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: Chrome

LHS GF



Item 21 1 1270 x 1090 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: White

FRONT FF



Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas

Item 22 1 900 x 2200 Single Door Open In
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: Chrome

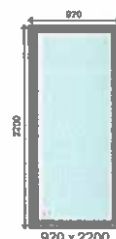
FRONT FF



Glass: 5. 4PilkOWT/20/4PilkKST Tbar Black Argon Gas

Item 23 1 920 x 2200 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White

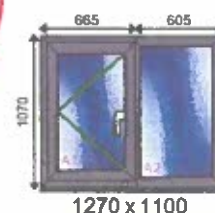
FRONT FF



Glass: 5. 4PilkOWT/20/4PilkKST Tbar Black Argon Gas

Item 24 1 1270 x 1100 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: White

FRONT GF



Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas



Item	Qty	Size	Description
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Item 9 1 900 x 2200 Single Door Open In
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: Chrome
 Glass: 28mm Half/Side Panel T&G 4/4 R Grey7016 Foiled/White

GARAGE



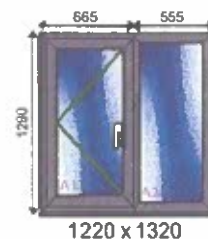
Item 10 1 915 x 2100 Single Door Open In
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: Chrome
 Glass: 28mm Half/Side Panel T&G 4/4 R Grey7016 Foiled/White

BOILER



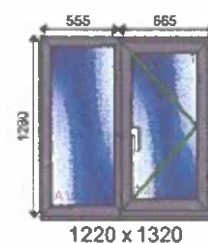
Item 11 1 1220 x 1320 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: White
 Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas

REAR GF



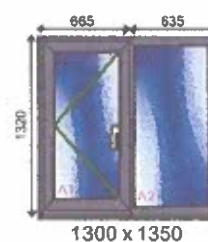
Item 12 1 1220 x 1320 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: White
 Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas

REAR GF



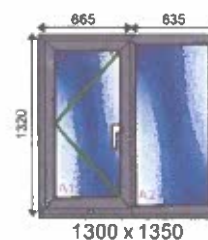
Item 13 1 1300 x 1350 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: White
 Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas

LHS FF



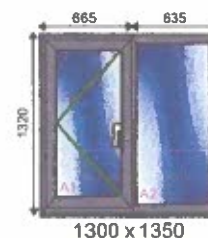
Item 14 1 1300 x 1350 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: White
 Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas

LHS FF



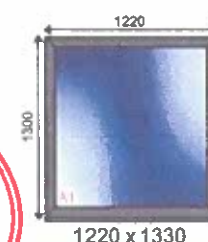
Item 15 1 1300 x 1350 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: White
 Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas

LHS FF



Item 16 1 1220 x 1330 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas

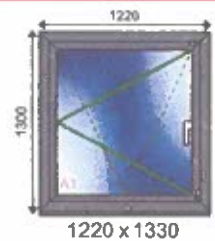
LHS BAY



Item Qty Size Description

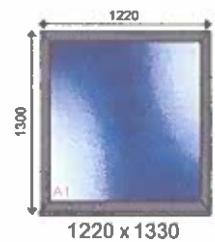
Item 17 1 1220 x 1330 Tilt & Turn Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: White
 Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas

LHS BAY



Item 18 1 1220 x 1330 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White

LHS BAY



Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas

Item 19 1 1800 x 1350 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White

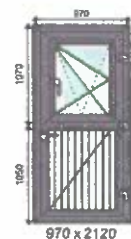
LHS GF



Glass: 5. 4PilkOWT/20/4PilkKST Tbar Black Argon Gas

Item 20 1 970 x 2120 Single Door Open In
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: Chrome

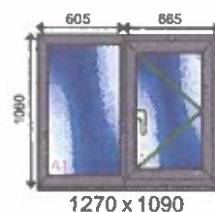
LHS GF



Glass: 5. 4PilkOWT/20/4PilkKST Tbar Black Argon Gas

Item 21 1 1270 x 1090 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: White

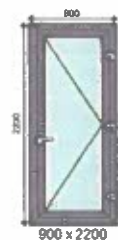
FRONT FF



Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas

Item 22 1 900 x 2200 Single Door Open In
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: Chrome

FRONT FF



Glass: 5. 4PilkOWT/20/4PilkKST Tbar Black Argon Gas

Item 23 1 920 x 2200 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White

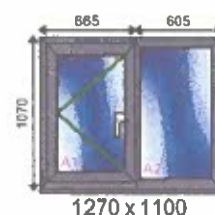
FRONT FF



Glass: 5. 4PilkOWT/20/4PilkKST Tbar Black Argon Gas


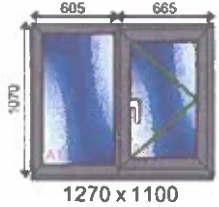
Item 24 1 1270 x 1100 Casement Window
 Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White
 Base Colour: White
 Handle Colour: White

FRONT GF



Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas



Item	Qty	Size	Description			
Item 25	1	900 x 2100	Composite Door	Open In	FRONT GF	
			Handle Colour: Chrome Glass: Choose Door Glass			
Item 26	1	1270 x 1100	Casement Window		FRONT GF	
			Exterior Colour: 7016 Anthracite Grey Grain Interior Colour: White Base Colour: White Handle Colour: White Glass: 1. 4PilkOW/20/4PilkKS Tbar Black Argon Gas			



