

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

**REGISTERED POST**

**David Michael Brennan,**

**Reference Number:** DED 977  
**Application Received:** 25<sup>th</sup> November, 2025  
**Name of Applicant:** David Michael Brennan  
**Agent:** N/A

**WHEREAS** a question has arisen as to whether the proposed following works: internal works – upgrade electrics, upgrade plumbing, new kitchen in existing dining room, new flooring throughout, knock archway from kitchen to dining room, close up entry way into bedroom, make new entryway into bedroom, paint throughout, new fireplace, insert new patio door from kitchen to outside & put in ensuite in the larger bedroom and external works – site clearance (vegetation removal), remove ivy from roof and house, fix missing/broken roof tiles, new gutter and drain pipes, concrete paths around the perimeter of house, concrete existing driveway, concrete patio at back of the house, remove pillar and wall to make driveway bigger, new windows & doors, paint house & move oil tank at Calveagh Lower, Carracastle, Ballaghaderreen, Co. Roscommon, F45 EW77, is or is not development and is or is not exempted development:

**AND WHEREAS** Roscommon County Council, in considering this application, had regard particularly to:

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

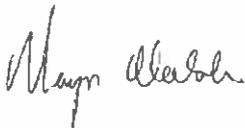
**AND WHEREAS** Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed internal 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;*  
and therefore, are deemed an exempt development.
- (c) The proposed external works have been assessed under Section 4 (1)(h) of the Act and have been considered under Class 6 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended. The proposed external works do not exceed the conditions and limitations attached to Class 6 and therefore, are deemed an exempt development.
- (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. An AA Screening was carried out by the Planning Authority in respect to this application and it is concluded that the proposed development either alone or in combination with other plans or projects; that there would be no likely significant effects on any European Sites.

**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 for the proposed following works; internal works: upgrade electrics, upgrade plumbing, new kitchen in existing dining room, new flooring throughout, knock archway from kitchen to dining room, close up entry way into bedroom, make new entryway into bedroom, paint throughout, new fireplace, insert new patio door from kitchen to outside & put in ensuite in the larger bedroom; and external works: site clearance (vegetation removal), remove ivy from roof and house, fix missing/broken roof tiles, new gutter and drain pipes, concrete paths around the perimeter of house, concrete existing driveway, concrete patio at back of the house, remove pillar and wall to make driveway bigger, new windows & doors, paint house & move oil tank at Calveagh Lower, Carracastle, Ballaghaderreen, Co. Roscommon, F45 EW77, 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:**



**Mervyn Walsh,  
Administrative Officer,  
Planning.**

**Date: 13<sup>th</sup> March, 2026**

**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

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**From:** Carmel Curley  
**Sent:** Friday 13 March 2026 13:23  
**To:** [REDACTED]  
**Subject:** DED 977 - Notification of Determination  
**Attachments:** DED 977 - Notification of Determination.pdf

A Chara,

Please find attached Notification of Determination for your Section 5 Declaration of Exempted Development Application – DED 977.

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](mailto:planning@roscommoncoco.ie) | 🌐 [www.roscommoncoco.ie](http://www.roscommoncoco.ie)

### MAP LOCATION



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

<b>Reference Number:</b>	DED 977
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether the proposed following works; <u>internal works</u> : upgrade electrics, upgrade plumbing, new kitchen in existing dining room, new flooring throughout, knock archway from kitchen to dining room, close up entry into bedroom, make new entryway into bedroom, paint throughout, new fireplace, insert new patio door from kitchen to outside & put in ensuite in the larger bedroom; and <u>external works</u> : site clearance (vegetation removal), remove ivy from roof and house, fix missing/broken tiles, new gutter and drain pipes, concrete paths around the perimeter of house, concrete existing driveway, concrete patio at the back of the house, remove pillar and wall to make driveway bigger, new windows and doors, paint house & move oil tank is or is not development and is or is not exempted development.
<b>Name of Applicant:</b>	David Micheal Brennan
<b>Location of Development:</b>	Calveagh Lower, Carracastle, Ballaghaderreen, Co. Roscommon, F45 EW77.
<b>Site Visit:</b>	17/12/2025

**WHEREAS a question has arisen as to whether the above-mentioned proposed internal & external works at the above address is or is not development and is or is not exempted development.**

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

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

**Site Location & Development Description**

The site consists of bungalow dwelling with an existing small extension to the rear and garage. The site is situated on a bend on a local road (L-55051) which joins the L-5505 local road c. 50m from the site. The subject site is located in the townland of Calveagh Lower, approximately 1.1km from the

village of Carracastle and approximately 9.4km from the town of Ballaghaderreen. The proposed development consists of internal works: upgrade electrics, upgrade plumbing, new kitchen in existing dining room, new flooring throughout, knock archway from kitchen to dining room, close up entry into bedroom, make new entryway into bedroom, paint throughout, new fireplace, insert new patio door from kitchen to outside & put in ensuite in the larger bedroom; and external works: site clearance (vegetation removal), remove ivy from roof and house, fix missing/broken tiles, new gutter and drain pipes, concrete paths around the perimeter of house, concrete existing driveway, concrete patio at the back of the house, remove pillar and wall to make driveway bigger, new windows and doors, paint house & move oil tank

### **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 River Moy SAC (Site Code 002298) located c. 20m from the subject site.

Roscommon County Council as the competent authority, has carried out an Appropriate Assessment Screening (refer to attached). The AA Screening report concluded that, following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that either alone or in combination with other plans or projects; there would be no likely significant effects on the conservation objectives of any European Sites.

## Planning History

As per Roscommon County Councils' Planning Register, there is no planning history attached to this 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.

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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)

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.

Class 6 Part 1 Schedule 2 Article 6

Development Description	Conditions and Limitations
(a) The construction of any path, drain or pond or the carrying out of any landscaping works within the curtilage of a house.	The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground.
(b) Any works within the curtilage of a house for –	Provided that the area of the hard surface is less than 25 square metres or less than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, whichever is the smaller,
(i) The provision to the rear of the house of a hard surface for use for any purpose incidental to the enjoyment of the house as such, or,	
(ii) The provision of a hard surface in the area of the garden forward of the front building line of the house, or in the area of the garden to the side of the side building line of the house, for purposes incidental to the enjoyment of the house as such.	Or
	if the area of the hard surface is 25 square metres or greater or comprises more than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, it shall be constructed using permeable materials or otherwise allow for rainwater to soak into the ground.

**Environmental Considerations**

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 would be likely to have a significant effect on any European site and that the need for AA applies to this application.

**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

#### Internally

- Upgrade Electrics.
- Upgrade Plumbing.
- New Kitchen in existing dining room.
- New Flooring throughout.
- Upgrade skirting, architrave and doors.
- Knock archway from kitchen to dining room.
- Close up entryway into bedroom.
- Make new entryway into bedroom.
- Paint throughout.
- New fireplace.
- Insert new patio door from kitchen to outside.
- Put in ensuite in the larger bedroom.

#### Externally

- 
- Site clearance (vegetation removal).
  - Remove ivy from roof and house.
  - Fix missing/broken roof tiles.
  - New gutter and drainpipes.
  - Concrete paths around the perimeter.
  - Concrete existing driveway.
  - Concrete patio at back of the house.
  - Remove pillar and wall to make driveway bigger.
  - New windows and doors (in existing opes).
  - Paint house.
  - Move oil tank.

The proposed internal 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 are deemed an exempt development.

The proposed external works including concrete paths around the perimeter, concrete existing driveway, concrete patio at back of the house and remove pillar and wall to make driveway bigger, site clearance (vegetation removal), remove ivy from roof and house, fix missing/broken tiles, new gutter and drain pipes have been considered under 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 and under Class 6 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended. The stated proposed works are deemed exempt development.

#### **Recommendation**

**WHEREAS a question has arisen as to whether a proposed development;** proposed internal and external works at Calveagh Lower, Carracastle, Ballaghaderreen, Co. Roscommon, F45 EW77, is or is not development and is or is not exempted development, I have considered this question, and I have had regard particularly to –

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

#### **AND WHEREAS I have concluded that**

- The works outlined above are development.
- The proposed internal 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;*

and therefore, are deemed an exempt development.

- The proposed external works have been assessed under Section 4 (1)(h) of the Act and have been considered under Class 6 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended. The proposed external works do not exceed the conditions and limitations attached to Class 6 and therefore, are deemed an exempt development.
- 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. An AA Screening was carried out by the Planning Authority in respect to this application and it is concluded that the proposed development either alone or in combination with other plans or projects; that there would be no likely significant effects on any European Sites.

**AND WHEREAS** I have concluded that the said development for proposed internal and external works at Calveagh Lower, Carracastle, Ballaghaderreen, Co. Roscommon, F45 EW77, is development and is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed:



Graduate Planner

Date: 11/03/2026

Signed:



Senior Executive Planner

Date: 12/03/2026



**APPROPRIATE ASSESSMENT  
SCREENING REPORT  
For  
Declaration of Exempted Development 977**

Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether the proposed following works; internal works: upgrade electrics, upgrade plumbing, new kitchen in existing dining room, new flooring throughout, knock archway from kitchen to dining room, close up entry into bedroom, make new entryway into bedroom, paint throughout, new fireplace, insert new patio door from kitchen to outside & put in ensuite in the larger bedroom; and external works: site clearance (vegetation removal), remove ivy from roof and house, fix missing/broken tiles, new gutter and drain pipes, concrete paths around the perimeter of house, concrete existing driveway, concrete patio at the back of the house, remove pillar and wall to make driveway bigger, new windows and doors, paint house & move oil tank is or is not development and is or is not exempted development.



**Comhairle Contae  
Ros Comáin**  
Roscommon  
County Council

A handwritten signature in black ink, appearing to be 'M. J. ...', located below the council's name.

**Screening for Appropriate Assessment: DED 977**

**Table 1: Project Details**

Development Consent Type	Exempted Development
Development Location	Calveagh Lower, Carracastle, Ballaghaderreen, Co. Roscommon
File Reference Number	DED 977
Description of the Project	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether the proposed following works; internal works: upgrade electrics, upgrade plumbing, new kitchen in existing dining room, new flooring throughout, knock archway from kitchen to dining room, close up entry into bedroom, make new entryway into bedroom, paint throughout, new fireplace, insert new patio door from kitchen to outside & put in ensuite in the larger bedroom; and external works: site clearance (vegetation removal), remove ivy from roof and house, fix missing/broken tiles, new gutter and drain pipes, concrete paths around the perimeter of house, concrete existing driveway, concrete patio at the back of the house, remove pillar and wall to make driveway bigger, new windows and doors, paint house & move oil tank is or is not development and is or is not exempted development.

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

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

**Special Areas of Conservation (SAC)**

**Impacts on Habitats**

1.	Impacts on Freshwater Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or within 1km of same?  <b>Sites to consider</b>	No

	<p><b><u>Doocastle Turlough SAC</u></b> (Site Code: 000492) Distance from Site: 7.8 km Designated features: Turloughs (#3180)</p> <p><b><u>Turloughmore (Sligo) SAC</u></b> (Site Code: 000637) Distance from Site: 11.5 km Designated features: Turloughs (#3180)</p> <p><b><u>Urlaur Lakes SAC</u></b> (Site Code: 001571) Distance from Site: 11.7 km Designated features: Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. (#3140)</p> <p><b><u>Templehouse And Cloonacleigha Loughs SAC</u></b> (Site Code: 000636) Distance from Site: 13.7 km Designated features: Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. (#3140), Water courses of plain to montane levels with the Ranunculus fluitans and Callitriche-Batrachium vegetation (#3260)</p>	<p>No significant impacts on these Natura sites are likely.</p> <p>No significant impacts on these Natura sites are likely.</p> <p>No significant impacts on these Natura sites are likely.</p> <p>No significant impacts on these Natura sites are likely.</p>
2.	<p><b>Impacts on Bog Mires and Fens Habitats</b></p>	<p><b>Likely Effects (direct, indirect or cumulative)</b></p>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Bog Mires and Fens habitats, or within 1km of same?</p> <p>Sites to consider <b><u>River Moy SAC</u></b> (Site Code: 002298) Distance from Site: 0.023 km Designated features: Depressions on peat substrates of the Rhynchosporion (#7150), Alkaline</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area.</p>

<p>fens (#7230),Active raised bogs (#7110),Degraded raised bogs still capable of natural regeneration (#7120)</p> <p><b><u>Cloonakillina Lough SAC</u></b> (Site Code: 001899) Distance from Site: 6.0 km Designated features: Transition mires and quaking bogs (#7140)</p> <p><b><u>Flughany Bog SAC</u></b> (Site Code: 000497) Distance from Site: 7.0 km Designated features: Active raised bogs (#7110),Degraded raised bogs still capable of natural regeneration (#7120),Depressions on peat substrates of the Rhynchosporion (#7150)</p>	<p>No significant impacts on these Natura sites are likely.</p> <p>No significant impacts on these Natura sites are likely.</p>
<p><b><u>Tullaghanrock Bog SAC</u></b> (Site Code: 002354) Distance from Site: 10.9 km Designated features: Active raised bogs (#7110),Degraded raised bogs still capable of natural regeneration (#7120),Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p><b><u>Callow Bog SAC</u></b> (Site Code: 000595) Distance from Site: 11.9 km Designated features: Active raised bogs (#7110),Degraded raised bogs still capable of natural regeneration (#7120),Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p><b><u>Derrinea Bog SAC</u></b> (Site Code: 000604) Distance from Site: 12.6 km Designated features: Active raised bogs (#7110),Degraded raised bogs</p>	<p>No significant impacts on these Natura sites are likely.</p> <p>No significant impacts on these Natura sites are likely.</p> <p>No significant impacts on these Natura sites are likely.</p>

	still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)	
3.	<b>Impacts on Forests Habitats</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Forests habitats, or within 1km of same?</p> <p><b>Sites to consider</b>  <b>River Moy SAC</b> (Site Code: 002298)  Distance from Site: 0.023 km  Designated features: Old sessile oak woods with Ilex and Blechnum in the British Isles (#91A0), Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) (#91E0)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area.</p>
4.	<b>Impacts on Grasslands Habitats</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Grasslands habitats, or within 1km of same?</p> <p><b>Sites to consider</b>  None</p>	<p>No</p> <p>N/A</p>
5.	<b>Impacts on Heath and Scrub Habitats</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Heath</p>	<p>No</p>

	and Scrub habitats, or within 1km of same?  <b>Sites to consider</b> None	N/A
6.	<b>Impacts on Rocky Habitats</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	Is the development within a Special Area of Conservation whose qualifying interests include Rocky habitats, or within 1km of same?  <b>Sites to consider</b> None	No  N/A
7.	<b>Impacts on Dunes Habitats</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	Is the development within a Special Area of Conservation whose qualifying interests include Dunes habitats, or within 1km of same?  <b>Sites to consider</b> None	No  N/A
8.	<b>Impacts on Coastal Habitats</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	Is the development within a Special Area of Conservation whose qualifying interests include Coastal habitats, or within 1km of same?  <b>Sites to consider</b> None	No  N/A

#### Impacts on Species

1.	<b>Impacts on Amphibians</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	Is the development within a Special Area of Conservation whose qualifying interests include Amphibians, or within 1km of same?  <b>Sites to consider</b>	No

	None	N/A
2.	<b>Impacts on Anthropods</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Anthropods or within 1km of same?</p> <p><b>Sites to consider</b>  <u>River Moy SAC</u> (Site Code: 002298)  Distance from Site: 0.023 km  Designated features: Austropotamobius pallipes (White-clawed Crayfish) (#1092)</p> <p><u>Callow Bog SAC</u> (Site Code: 000595)  Distance from Site: 11.9 km  Designated features: Euphydryas aurinia (Marsh Fritillary) (#1065)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area.</p> <p>No significant impacts on these Natura sites are likely.</p>
3.	<b>Impacts on Fish</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Fish, or within 1km of same?</p> <p><b>Sites to consider</b>  <u>River Moy SAC</u> (Site Code: 002298)  Distance from Site: 0.023 km  Designated features: Petromyzon marinus (Sea Lamprey) (#1095), Lampetra planeri (Brook Lamprey) (#1096), Salmo salar (Salmon) (#1106)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area.</p>
4.	<b>Impacts on Mammals</b>	<b>Likely Effects (direct, indirect or cumulative)</b>

	<p>Is the development within a Special Area of Conservation whose qualifying interests include Mammals, or within 1km of same?</p> <p><b>Sites to consider</b>  <b>River Moy SAC</b> (Site Code: 002298)  Distance from Site: 0.023 km  Designated features: Lutra lutra (Otter) (#1355)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area.</p>
5.	<b>Impacts on Mollucs</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Mollucs, or within 1km of same?</p> <p><b>Sites to consider</b> None</p>	<p>No</p> <p>N/A</p>
6.	<b>Impacts on Non-vascular Plants</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Non-vascular plants, or within 1km of same?</p> <p><b>Sites to consider</b> None</p>	<p>No</p> <p>N/A</p>
7.	<b>Impacts on Reptiles</b>	<b>Likely Effects (direct, indirect or cumulative)</b>
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Reptiles, or within 1km of same?</p> <p><b>Sites to consider</b> None</p>	<p>No</p> <p>N/A</p>

8.	Impacts on Vascular Plants	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Vascular Plants, or within 1km of same?</p> <p><b>Sites to consider</b> None</p>	<p>No</p> <p>N/A</p>

**Special Protection Areas (SPA):**

1.	Impacts on Birds	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Protection Area, or within 1km of same?</p> <p><b>Sites to consider</b> <b>Lough Gara SPA</b> (Site Code: 004048) Distance from Site: 12.2 km Designated features: Whooper Swan (<i>Cygnus cygnus</i>) (#A038), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) (#A395)</p>	<p>No</p> <p>No significant impacts on these Natura sites are likely.</p>

All designated sites within a 15km radius of the subject site have been considered in this screening for Appropriate Assessment.

**Conclusion Table 2: If the answer to all of these questions is no, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required; proceed to the Habitats Directive Conclusion Statement. Please refer to tables 3 and 4 where the answer to any of these questions is yes.**

**Screening for Appropriate Assessment - Conclusion Statement**

<b>Development Consent Type:</b> Exempted Development
<b>Development Location:</b> Calveagh Lower, Carracastle, Ballaghaderreen, Co. Roscommon.

**Natura 2000 sites within impact zone:** SPA:004048, SAC:002354, SAC:002298, SAC:001899, SAC:001571, SAC:000637, SAC:000636, SAC:000604, SAC:000595, SAC:000497, SAC:000492

**Reference Number:** DED 977

**Description of the Project:**

Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether the proposed following works; internal works: upgrade electrics, upgrade plumbing, new kitchen in existing dining room, new flooring throughout, knock archway from kitchen to dining room, close up entry into bedroom, make new entryway into bedroom, paint throughout, new fireplace, insert new patio door from kitchen to outside & put in ensuite in the larger bedroom; and external works: site clearance (vegetation removal), remove ivy from roof and house, fix missing/broken tiles, new gutter and drain pipes, concrete paths around the perimeter of house, concrete existing driveway, concrete patio at the back of the house, remove pillar and wall to make driveway bigger, new windows and doors, paint house & move oil tank is or is not development and is or is not exempted development.

**Describe how the project or plan (alone or in combination) could affect Natura 2000 sites(s):.**

Potential indirect limited impact has been identified due to the sites proximity to the River Moy SAC (Site Code: 002298).

**If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not:**

It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is **no** likelihood of significant effects, and **no** adverse impacts to site integrity predicted due to the nature and limited scale of development.

It is not considered that there will be any loss of habitat within any European Sites, nor any loss of any qualifying Annex 1 habitat outside designated sites. It is not considered therefore that there is any potential for cumulative habitat loss or disturbance impacts.

**Conclusion of Screening Assessment:**

Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that either alone or in combination with other plans or projects; there would be no likely significant effects on any European Sites.

**Documentation reviewed for making this statement:**

Roscommon County Development Plan 2022 – 2028, documentation submitted with the planning application and National parks and wildlife website.

**Completed by:** Keith Boyle, Graduate Planner.

**Date:** 10/03/2026

*Keith Boyle*

Signed: \_\_\_\_\_

Date: 10/03/2026

*B. Farragher*

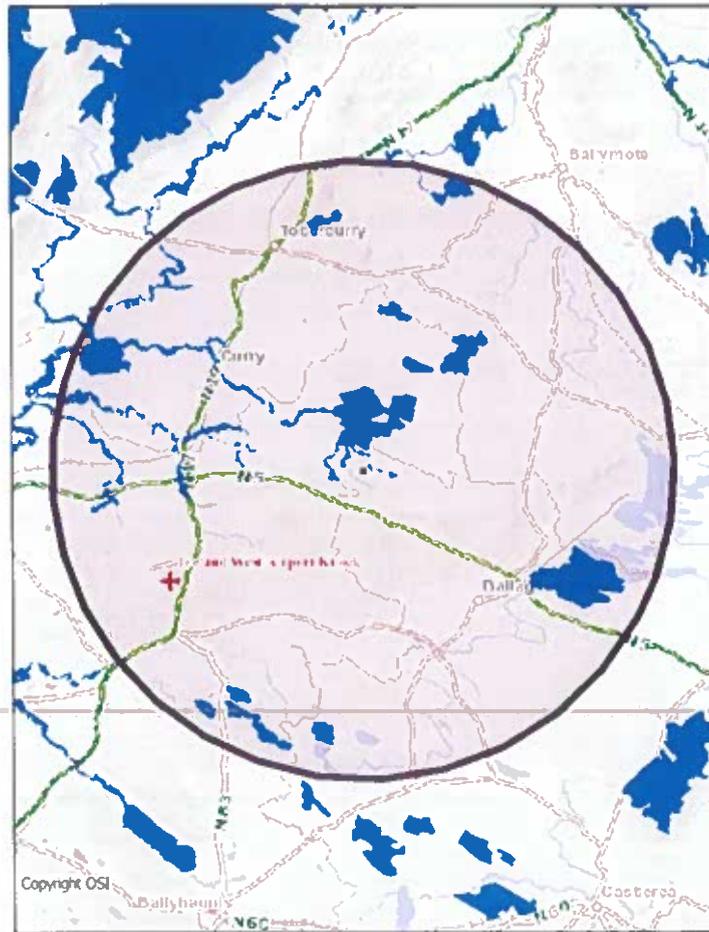
Signed: \_\_\_\_\_

Date: 12-03-2026

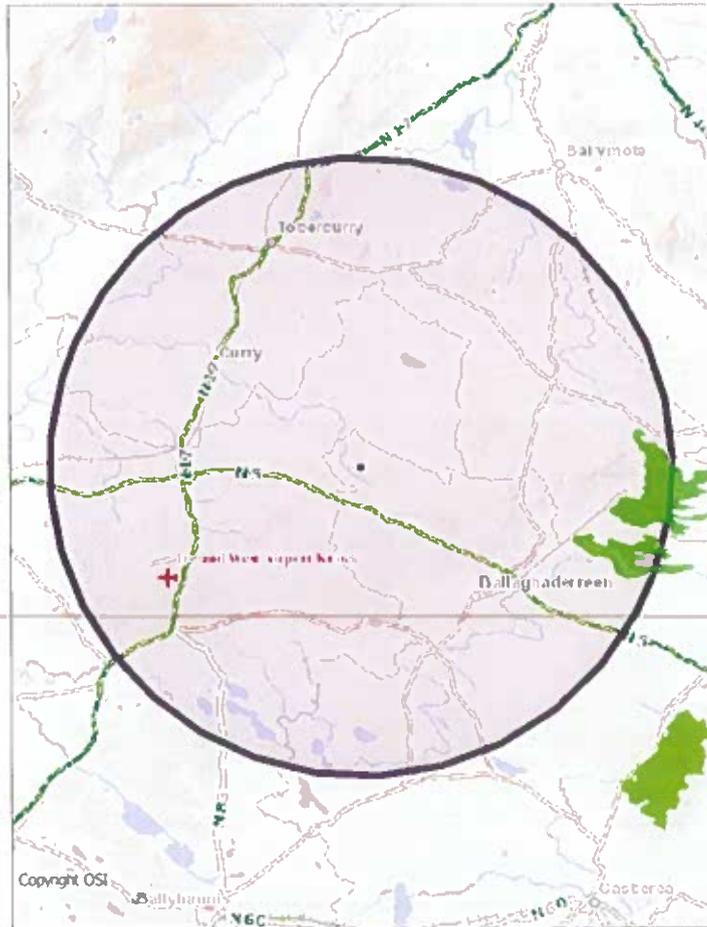
Brian Farragher  
Senior Executive Planner

*Mark Kearney*

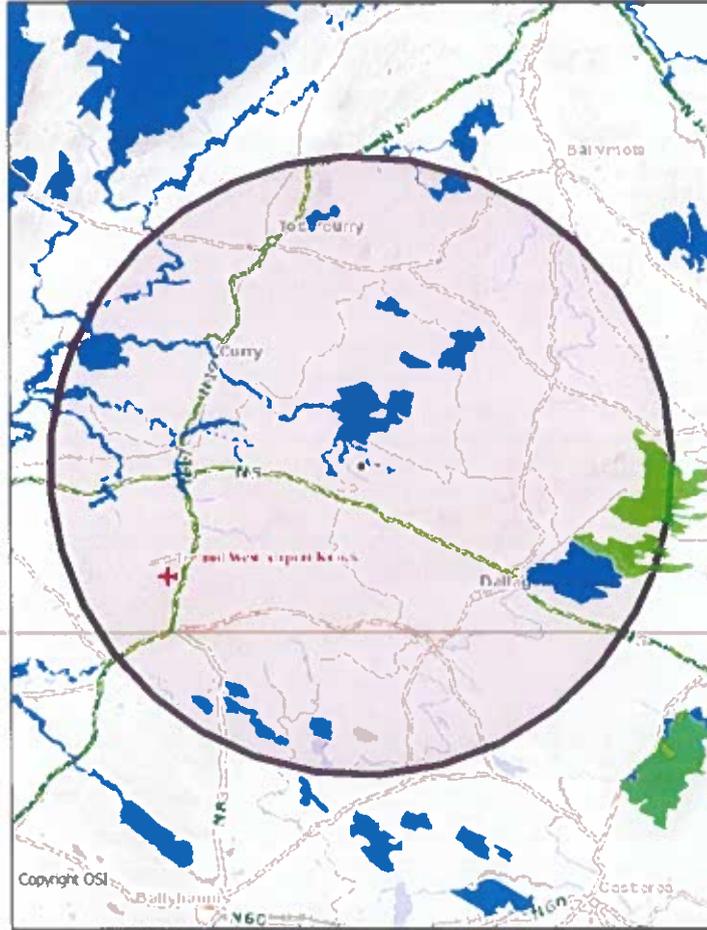
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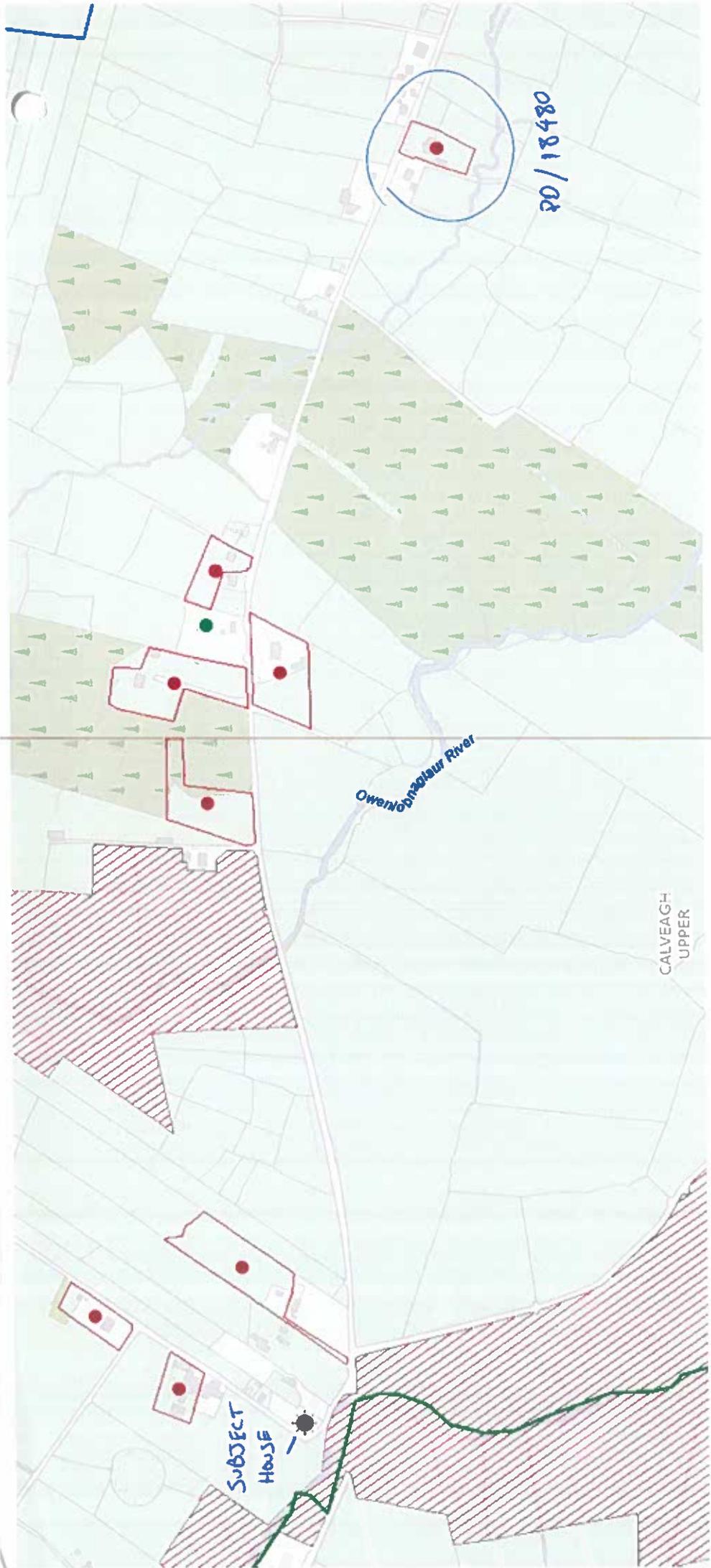
SAC (blue) within 15km of Plan Ref. DED 977



SPA (green) within 15km of Plan Ref. DED 977



SAC & SPA within 15km of Plan Ref. DED 977



20/18480

Owenbeg River

CALVEAGH  
UPPER

SUBJECT  
HOUSE













Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



David Michael Brennan,  


**Date:** 2<sup>nd</sup> December, 2025

**Planning Reference:** DED 977

**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 proposed following works; internal works upgrade electrics, upgrade plumbing, new kitchen in existing dining room, new flooring throughout, knock archway from kitchen to dining room, close up entry way into bedroom, make new entryway into bedroom, paint throughout, new fireplace, insert new patio door from kitchen to outside & put in ensuite in the larger bedroom; and external Works: site clearance (vegetation removal), remove ivy from roof and house, fix missing/broken roof tiles, new gutter and drain pipes, concrete paths around the perimeter of house, concrete existing driveway, concrete patio at back of the house, remove pillar and wall to make driveway bigger, new windows & doors, paint house & move oil tank at Calveagh Lower, Carracastle, Ballaghaderreen, Co. Roscommon, F45 EW77, is or is not development and is or is not exempted development.

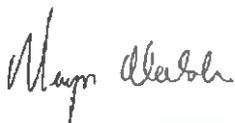
\*\*\*\*\*

A Chara,

I wish to acknowledge receipt of your application which was received on the 25<sup>th</sup> November, 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. **L01/0/238033** dated 27<sup>th</sup> November, 2025, receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 977**.  
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  
09066 37100

27/11/2025 10:35:16

Receipt No : L01/0/238033

DAVID MICHAEL BRENNAN

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 077	

Total : 80.00 EUR

Tendered :  
Credit/Debit Card 80.00  
5104

Change : 0.00

Issued By : Geraldine Murren  
From : Central Cash Office



Áras an Chontae,  
Roscommon,  
Co. Roscommon.

Phone: (090) 6637100  
Email:

**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)	David Michael Brennan
Name of Agent	—
Nature of Proposed Works	See Attached.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	Glueagh Lower, Carracastle, Ballaghaderreen, Co Roscommon F45 EW77
Floor Area: a) Existing Structure b) Proposed Structure	a) <u>94 m<sup>2</sup></u> b) <u>94 m<sup>2</sup></u>
Height above ground level:	Bungalow
Total area of private open space remaining after completion of this development	Same as exists
Roofing Material (Slates, Tiles, other) (Specify)	Slates

## Roscommon County Council

### Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Paint white / cream
Is proposed works located at front/rear/side of existing house.	Footpaths / Driveways.
Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	
Existing use of land or structure	Private Residence
Proposed use of land or structure	Private Residence
Distance of proposed building line from edge of roadway	20ft from front door 10ft from side door
Does the proposed development involve the provision of a piped water supply	Yes
Does the proposed development involve the provision of sanitary facilities	Yes

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

Signature: Paul P. Brennan.

Date: 25/11/2025



**Note:** This application must be accompanied by: -

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

## Proposed Works

### Internally

- Upgrade Electrics
- Upgrade Plumbing
- New Kitchen in existing dining room
- New Flooring throughout
- Upgrade skirting, architrave and doors
- Knock archway from kitchen to dining room
- Close up entryway into bedroom
- Make new entryway into bedroom
- Paint throughout
- New fireplace
- Insert new patio door from kitchen to outside
- Put in ensuite in the larger bedroom



### Externally

- Site clearance (vegetation removal)
- Remove Ivy from roof and house
- Fix missing / broken roof tiles
- New gutter and drain pipes
- Concrete paths around the perimeter of house
- Concrete existing driveway
- Concrete patio at back of the house
- Remove pillar and wall to make driveway bigger
- New windows and doors
- Paint House
- Move Oil tank

Pictures and explanations attached

# Land Registry Compliant Map

**CENTRE COORDINATES:**  
ITM 554966,801302

**PUBLISHED:** 20/11/2025  
**ORDER NO.:** 50503754\_1

**MAP SERIES:** 1:5,000  
**MAP SHEETS:** 1733

**COMPILED AND PUBLISHED BY:**  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

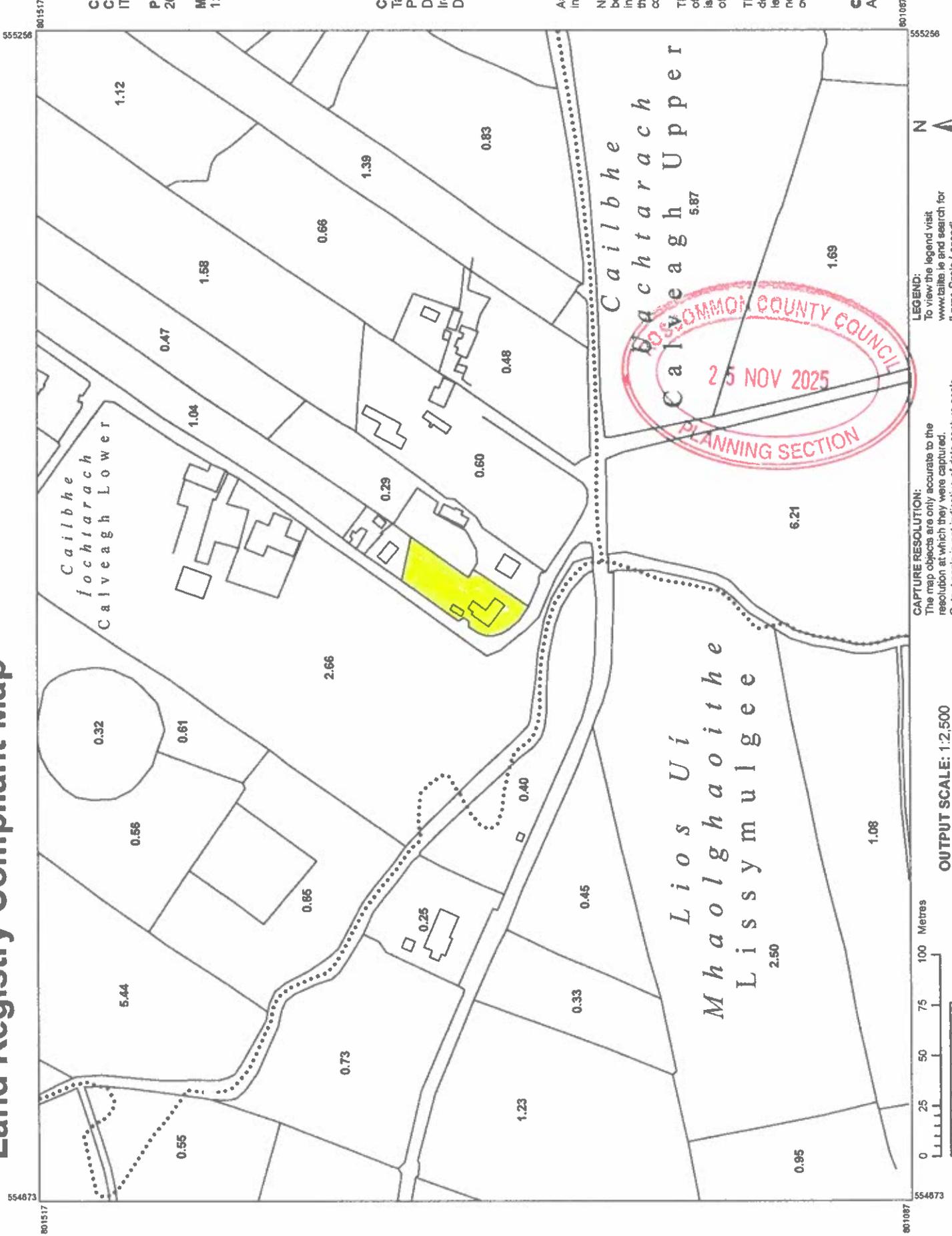
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**OUTPUT SCALE: 1:2,500**

# Land Registry Compliant Map

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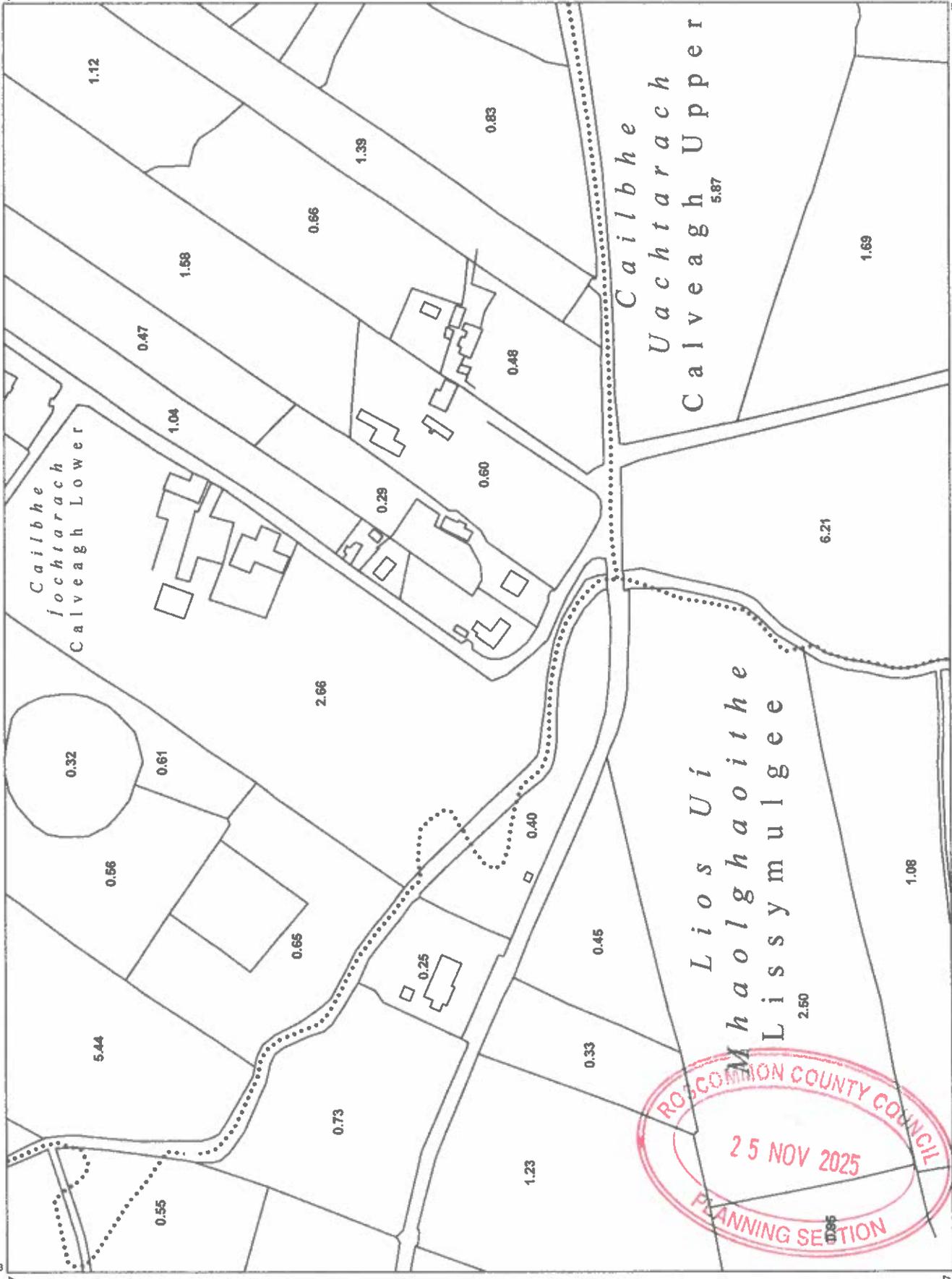
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**OUTPUT SCALE: 1:2,500**



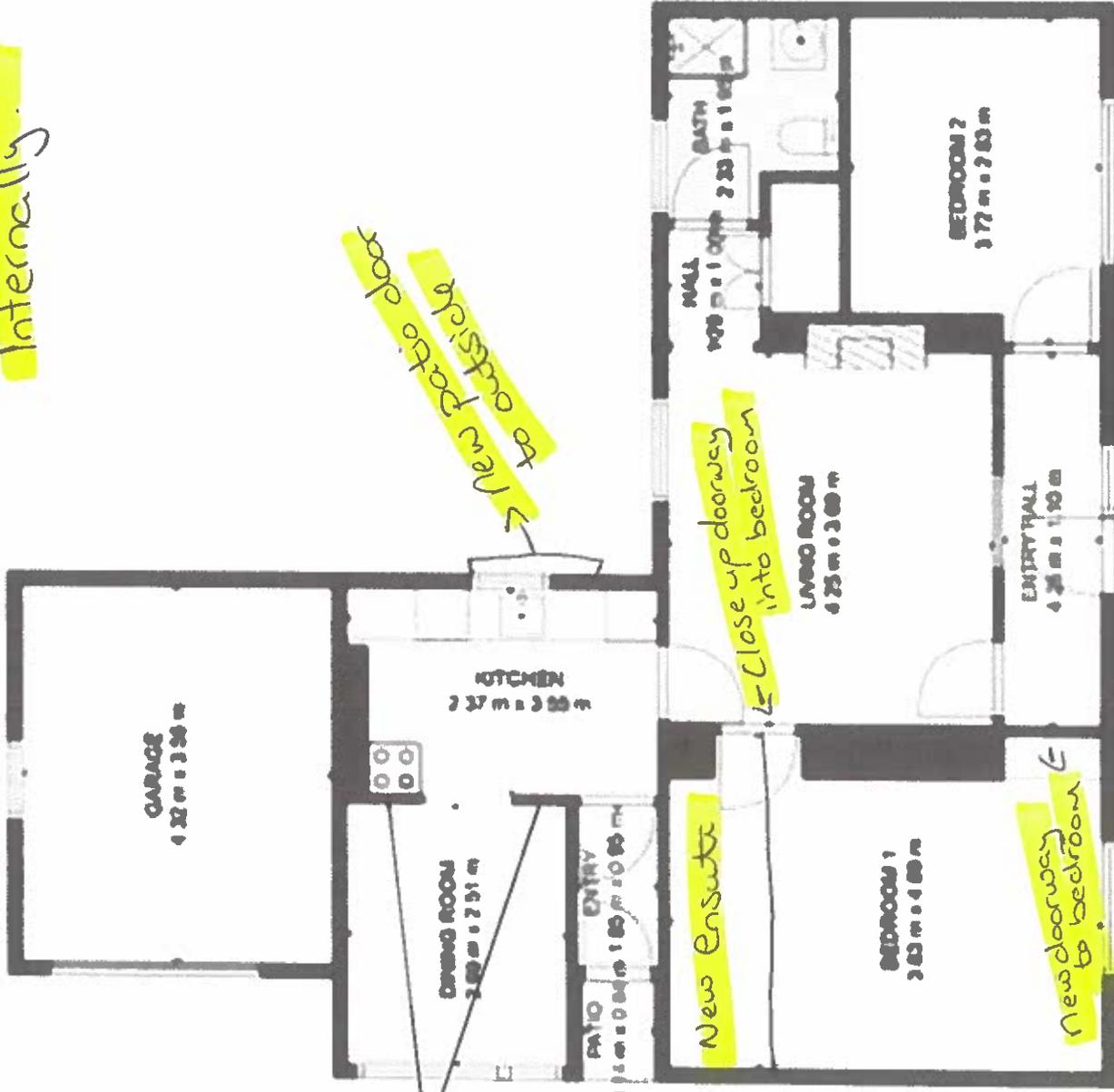
555258 801517

801087 555256

554673 801517

801087 554673

Internally.



Knock walls between dining room + kitchen.

ROSCOMMON COUNTY COUNCIL  
25 NOV 2025  
PLANNING SECTION

James Kilcoyne  
ARCHITECTS & BUILDERS  
DESIGN & BUILDING SERVICES

TOTAL: 77 m<sup>2</sup>  
FLOOR: 77 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE 15 m<sup>2</sup>, PATIO: 1 m<sup>2</sup>  
NOT FOR CONSTRUCTION AND NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES

Externally.

Concrete Driveway  
Concrete Driveway  
Concrete Driveway

Concrete Patio.

Driveway

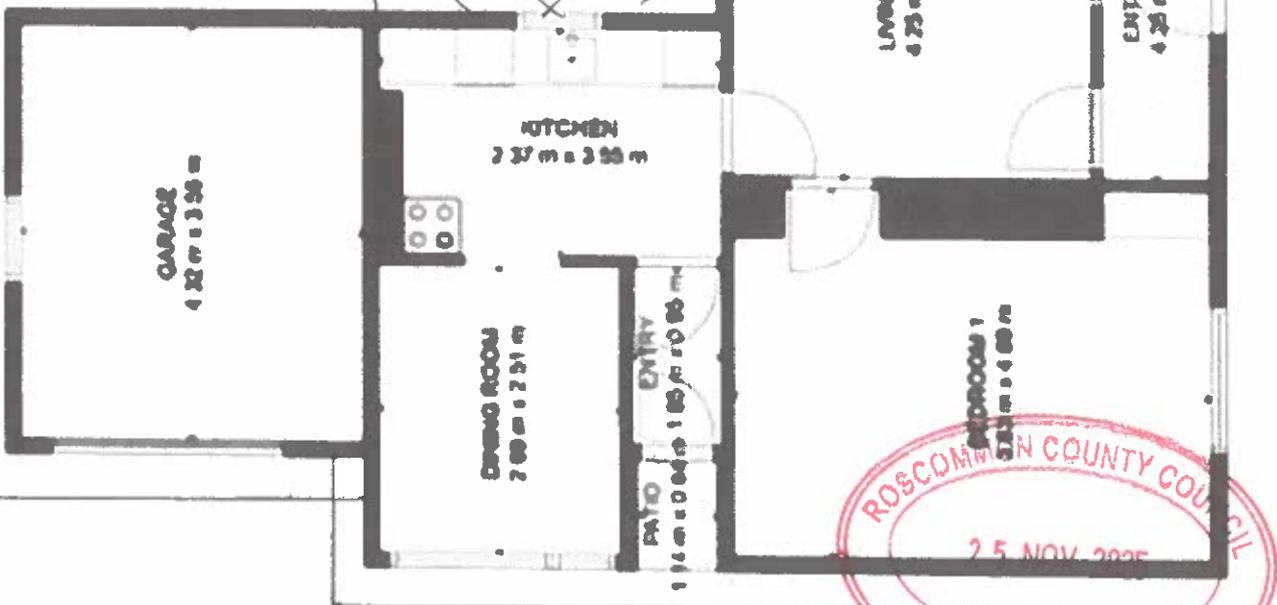
Move Oil Tank

from  
To



Remove  
to make entryways  
to larger.  
fillet wall

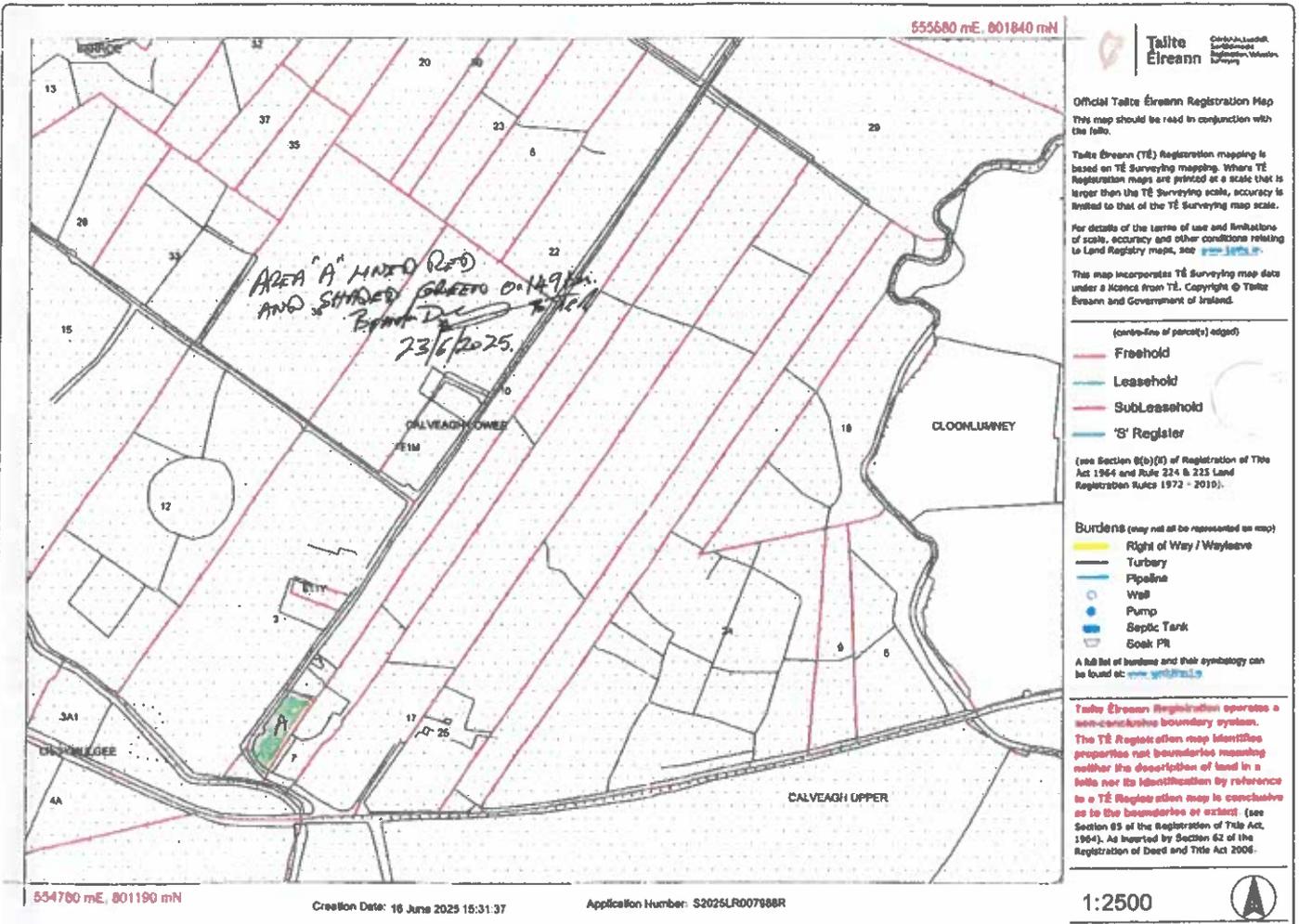
footpaths.  
around house.



ROSCOMMON COUNTY COUNCIL  
25 NOV 2005  
PLANNING SECTION

TOTAL 77 sq  
FLOOR 1 77 sq  
EXCLUDED AREAS GARAGE 15 sq, PATIO 1 sq  
ALL ARE APPROXIMATE AND UNCORRECTED. AT 1:500, 1000 AND 2000

**James Kilcoyne**  
ARCHITECTS & BUILDERS  
PLANNING & LITIGATION SERVICES



554700 mE, 801190 mN

Creation Date: 16 June 2025 15:31:37

Application Number: S2025LR007868R

1:2500



**Talite Éireann**  
Official Land Registry Mapping

**Official Talite Éireann Registration Map**  
 This map should be read in conjunction with the folio.

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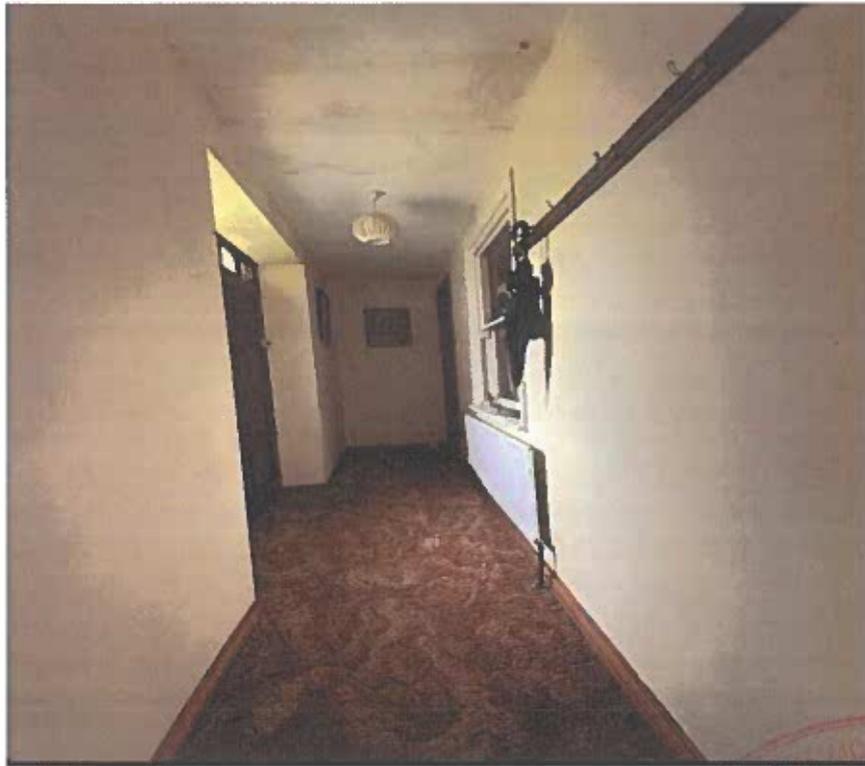
- (centre-line of pencil(s) edged)
- Freehold
  - Leasehold
  - SubLeasehold
  - 'S' Register

(see Section 6(b)(2) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2019).

- Burdens (may not all be represented on map)**
- Right of Way / Wayleave
  - Turbary
  - Pipeline
  - Well
  - Pump
  - Septic Tank
  - Soak Pit

A full list of burdens and their symbology can be found at: [www.gpsltd.ie](http://www.gpsltd.ie)

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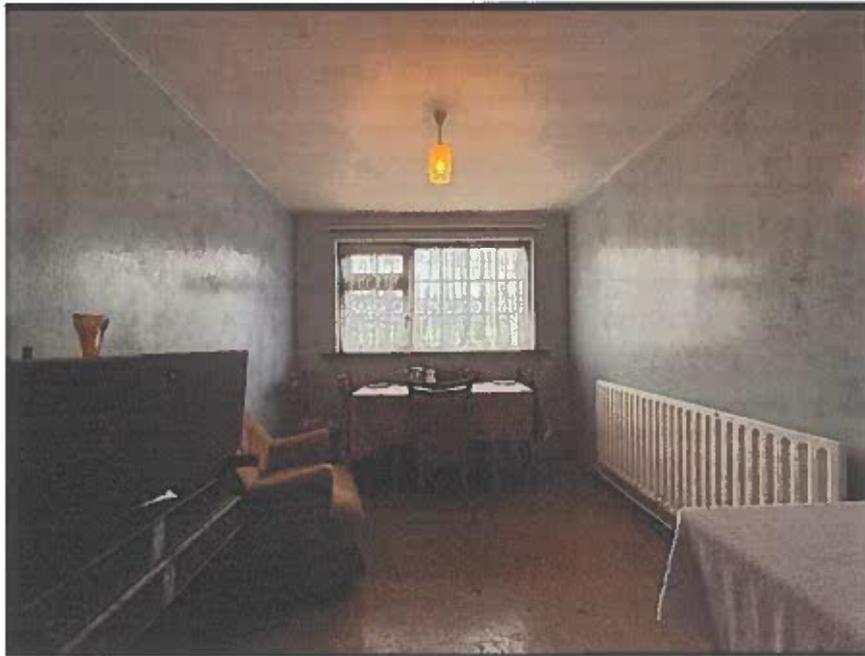
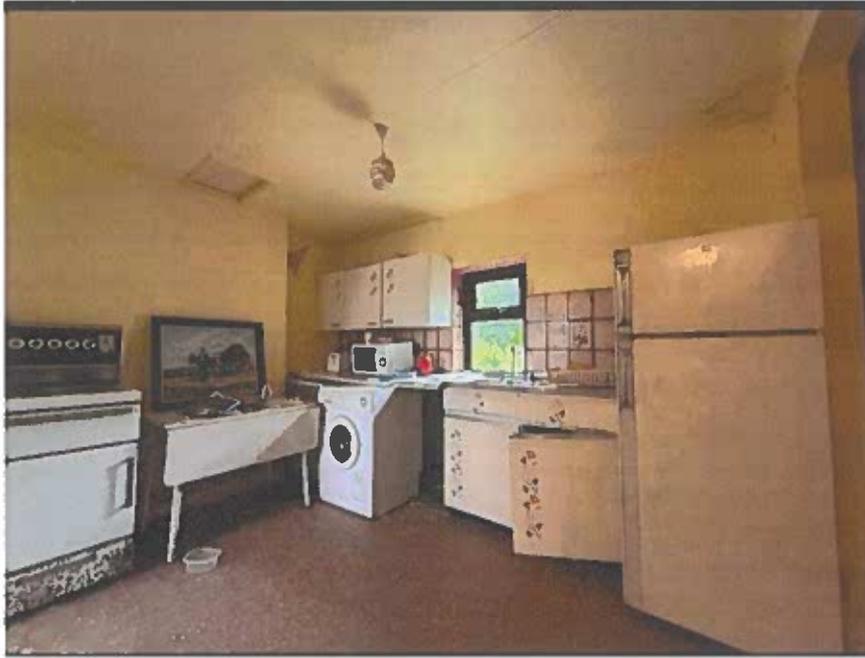


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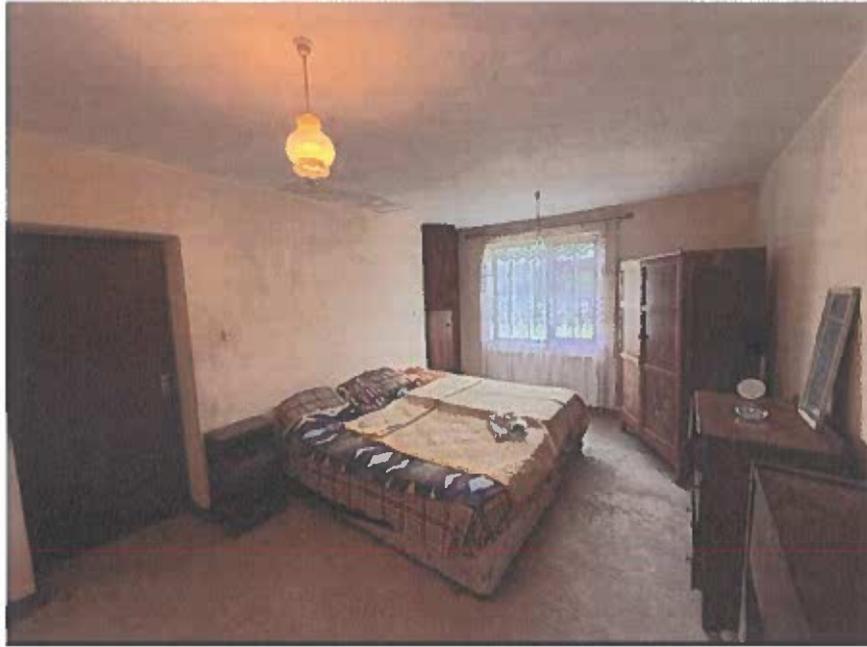




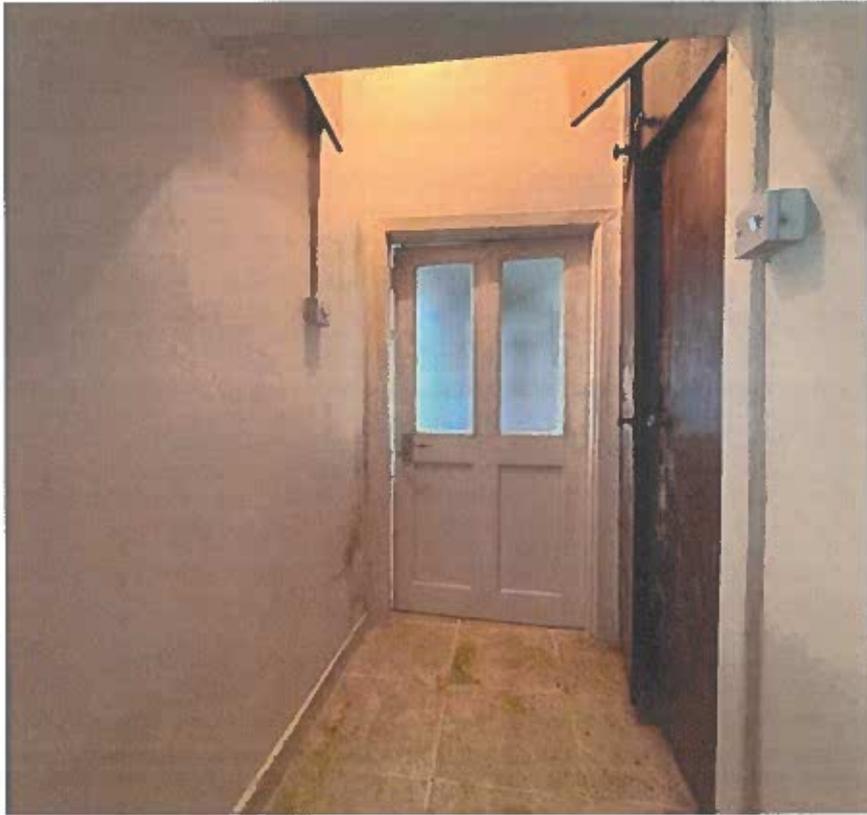
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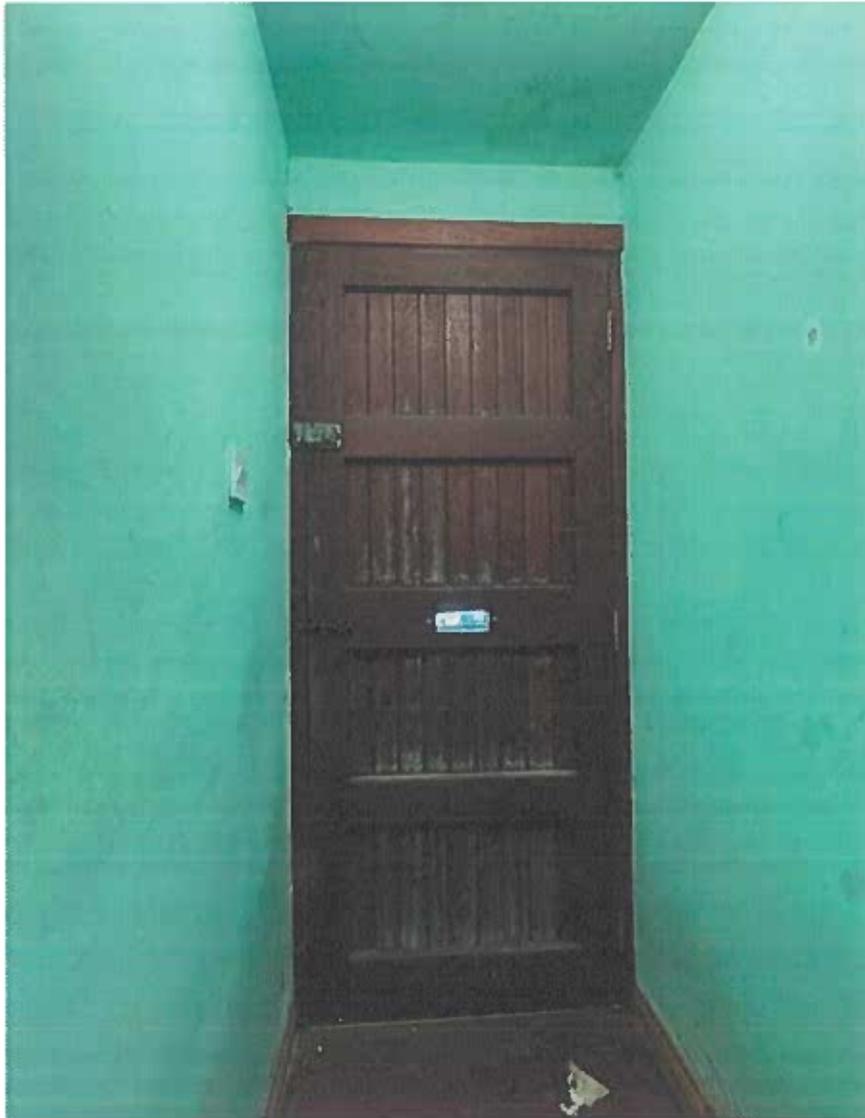
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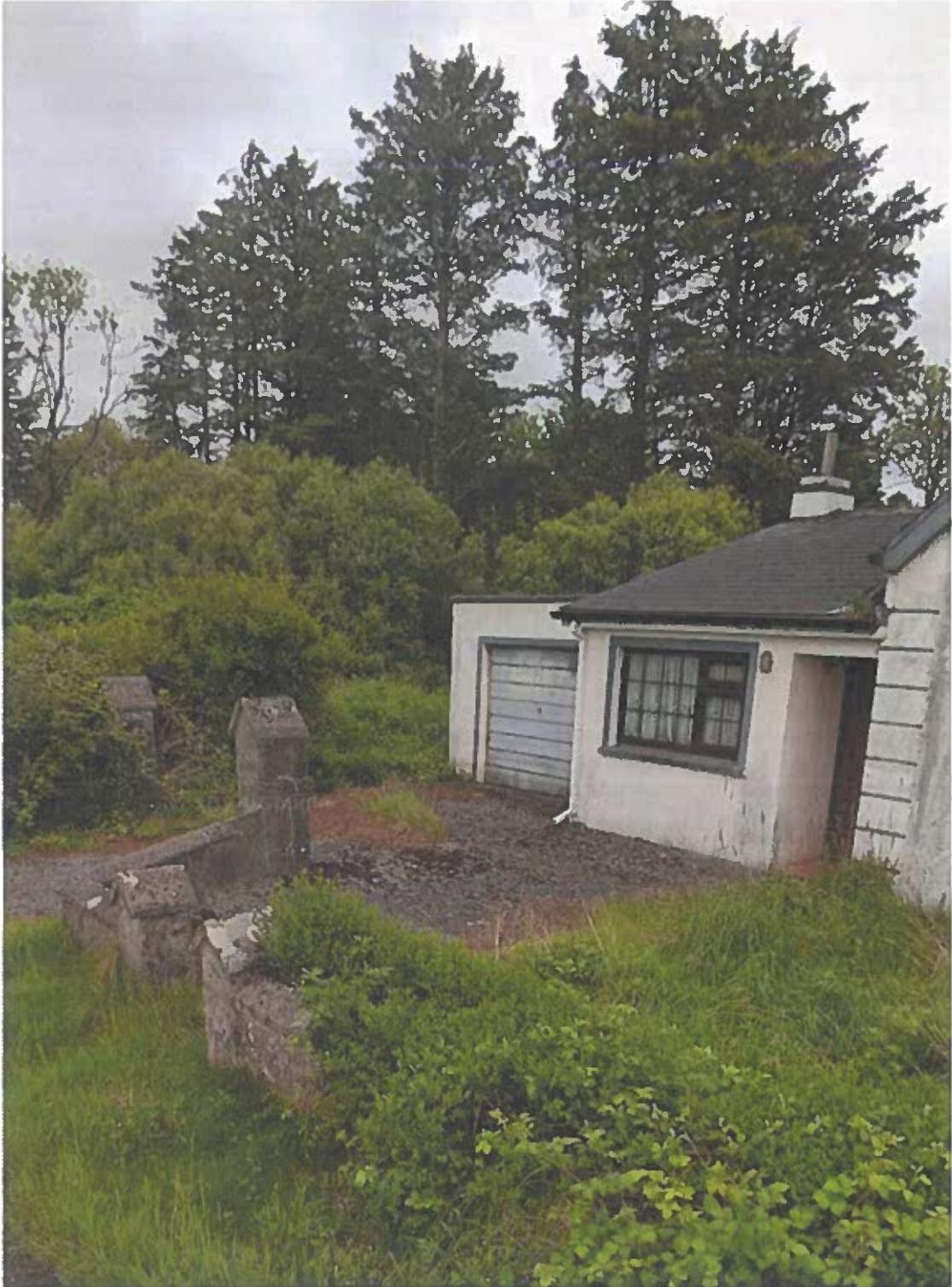
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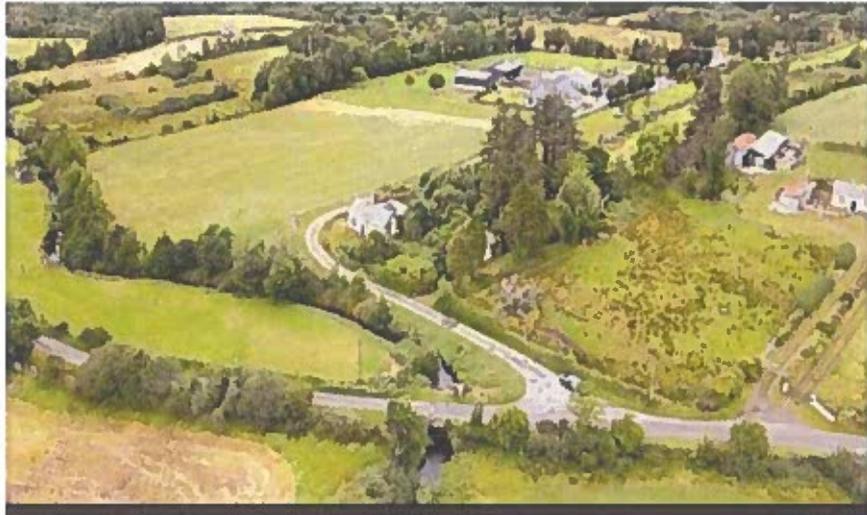
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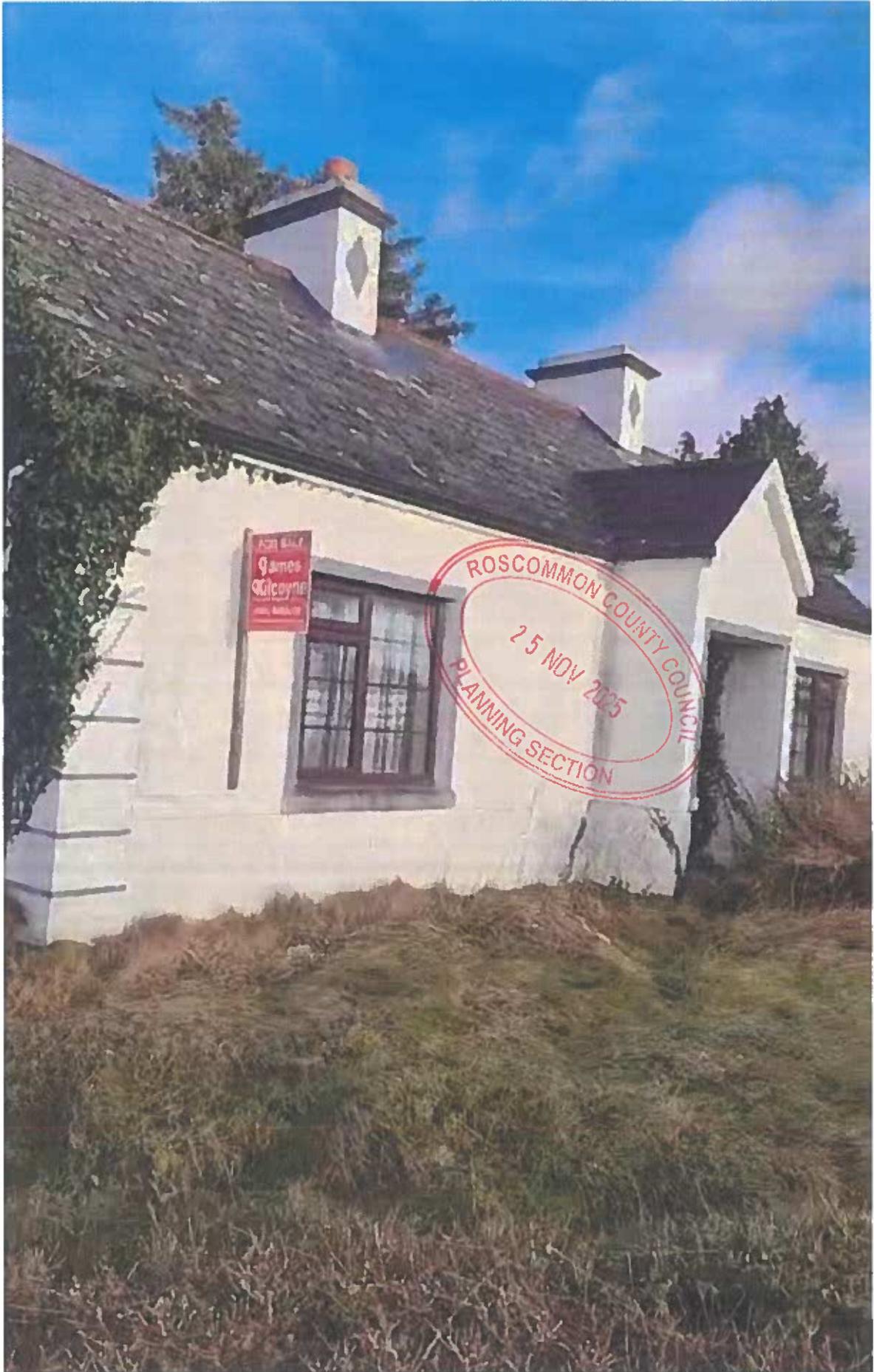
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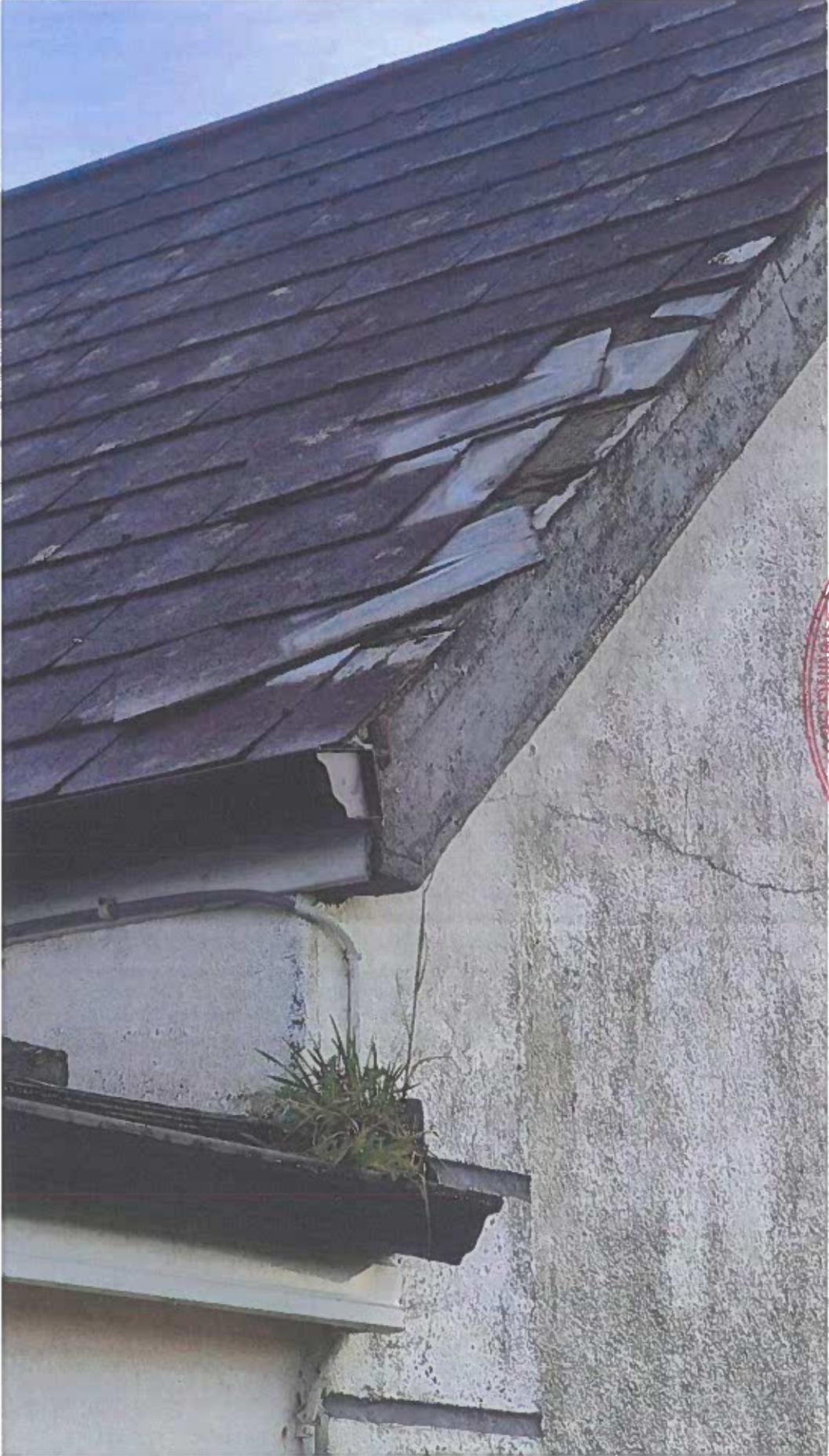


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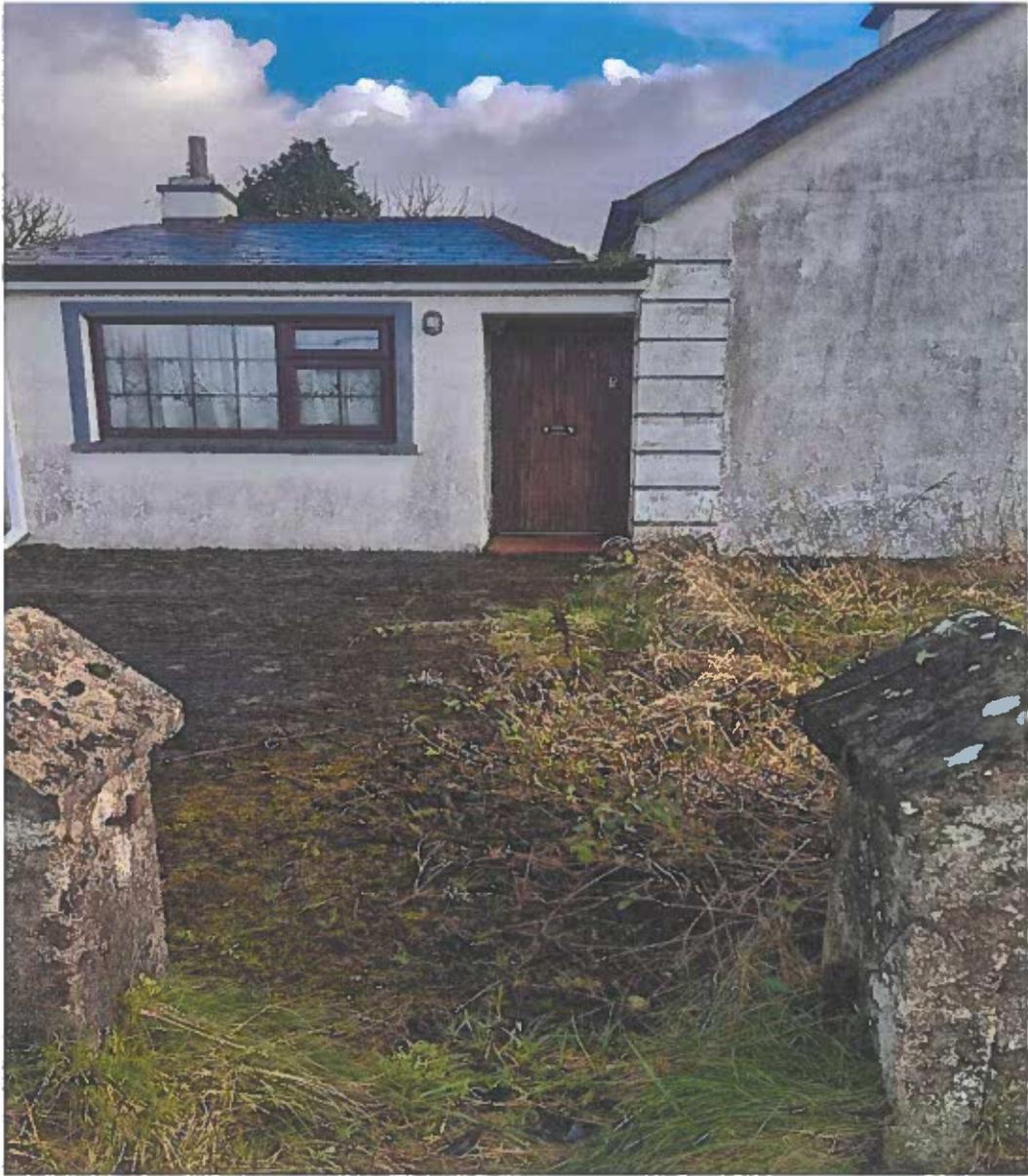
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ROSCOMMON  
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COUNCIL



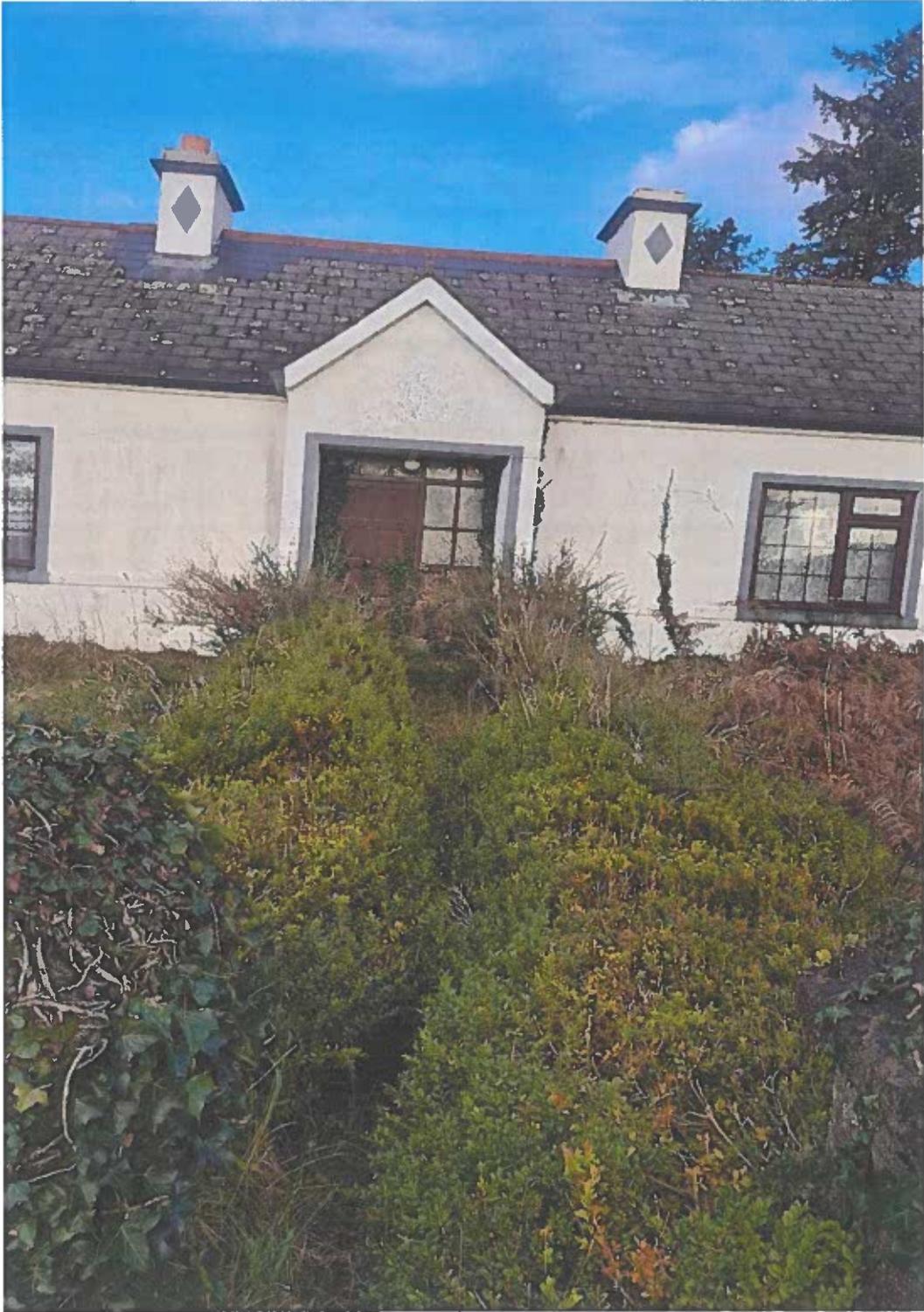
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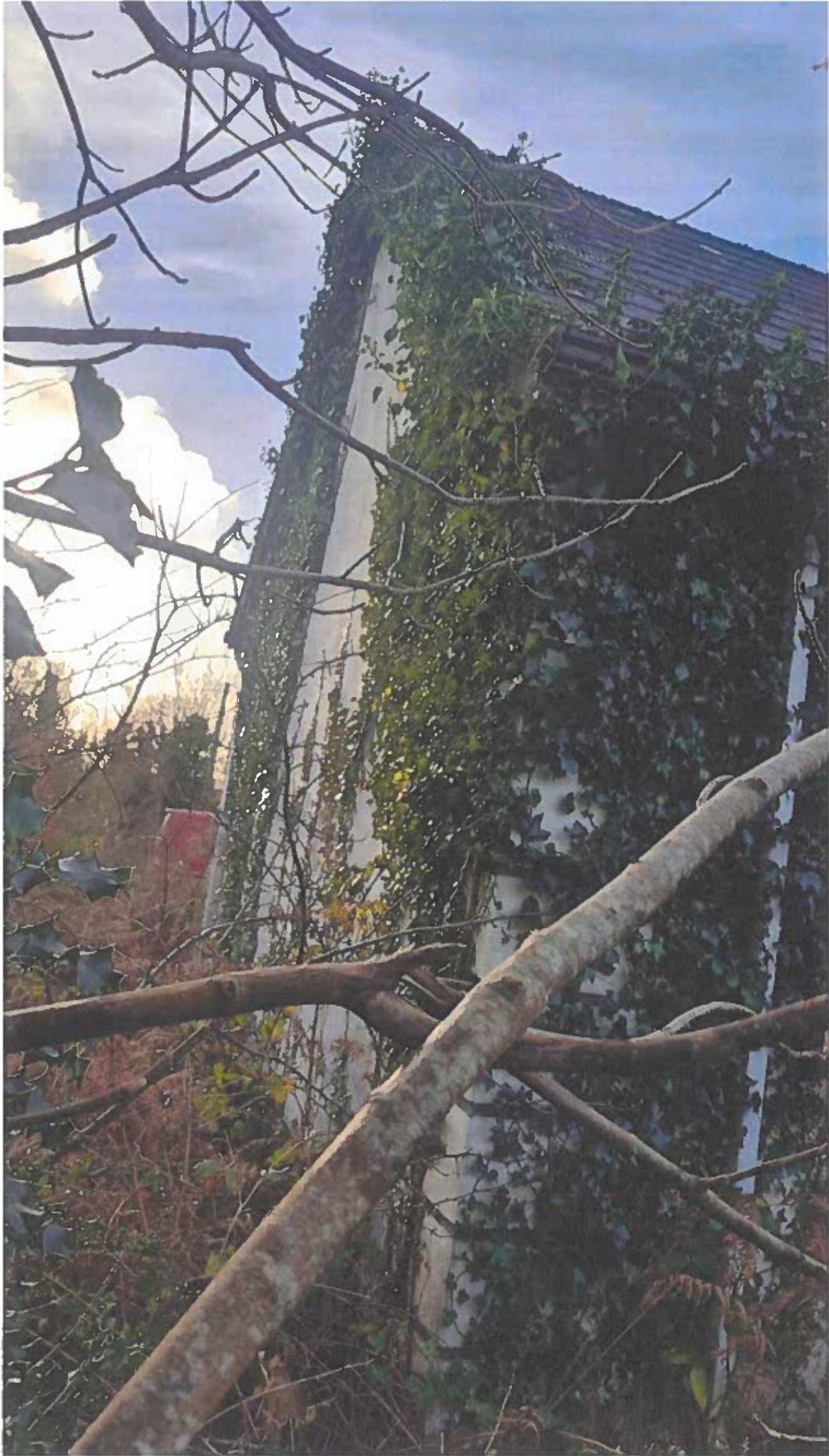
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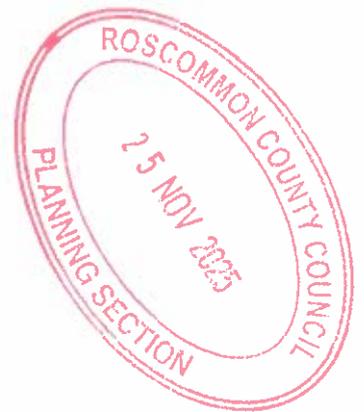
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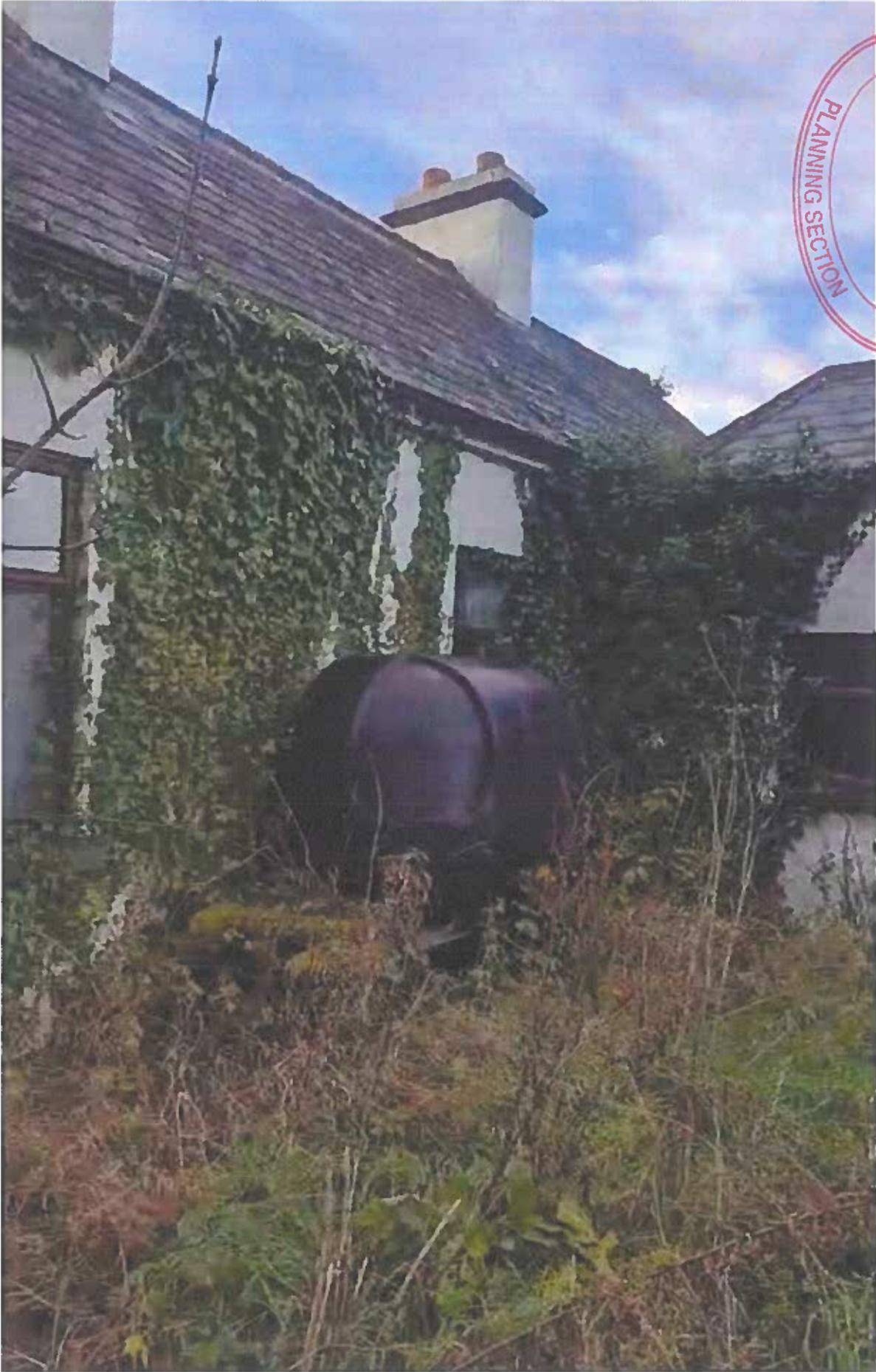


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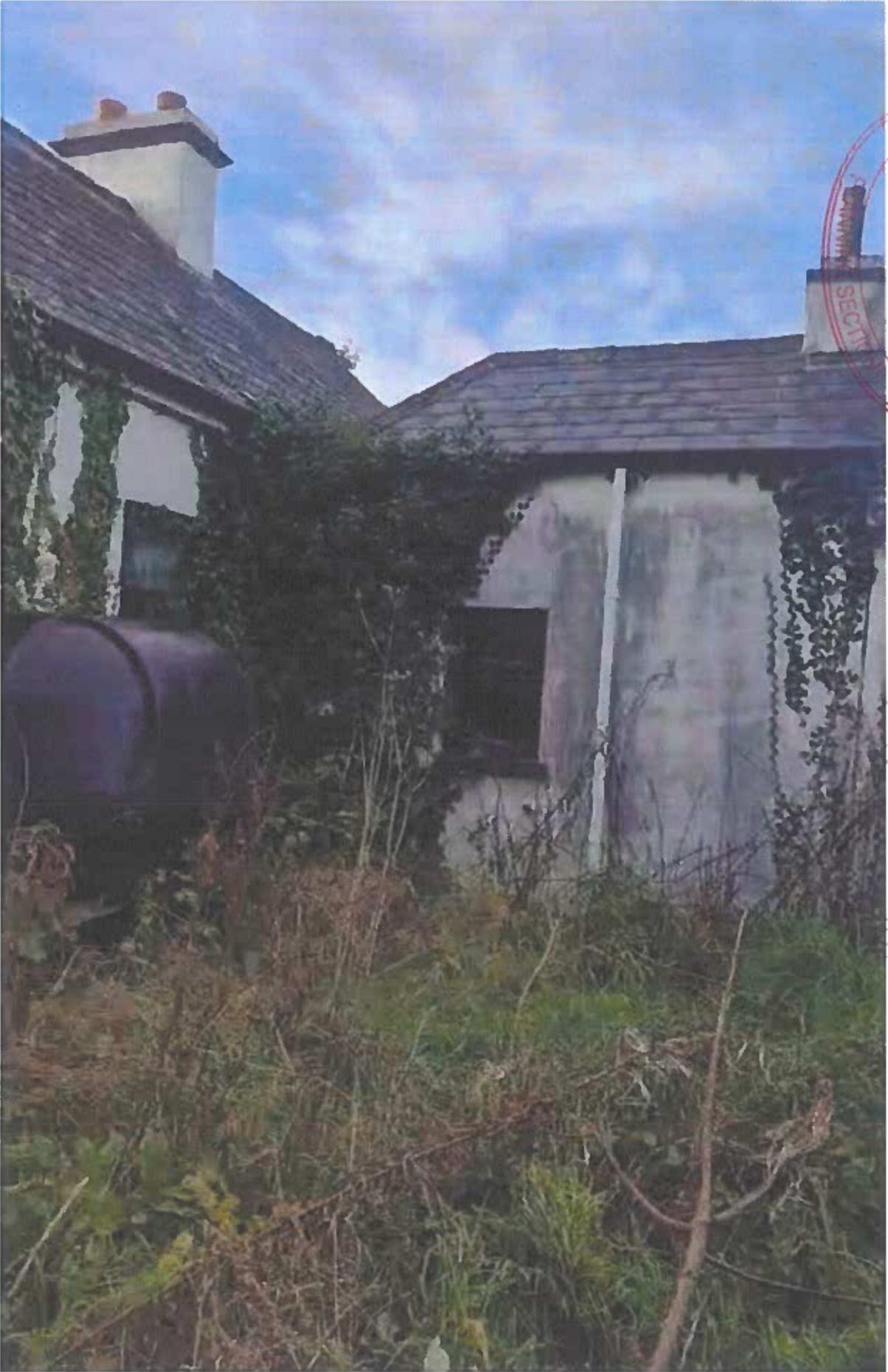




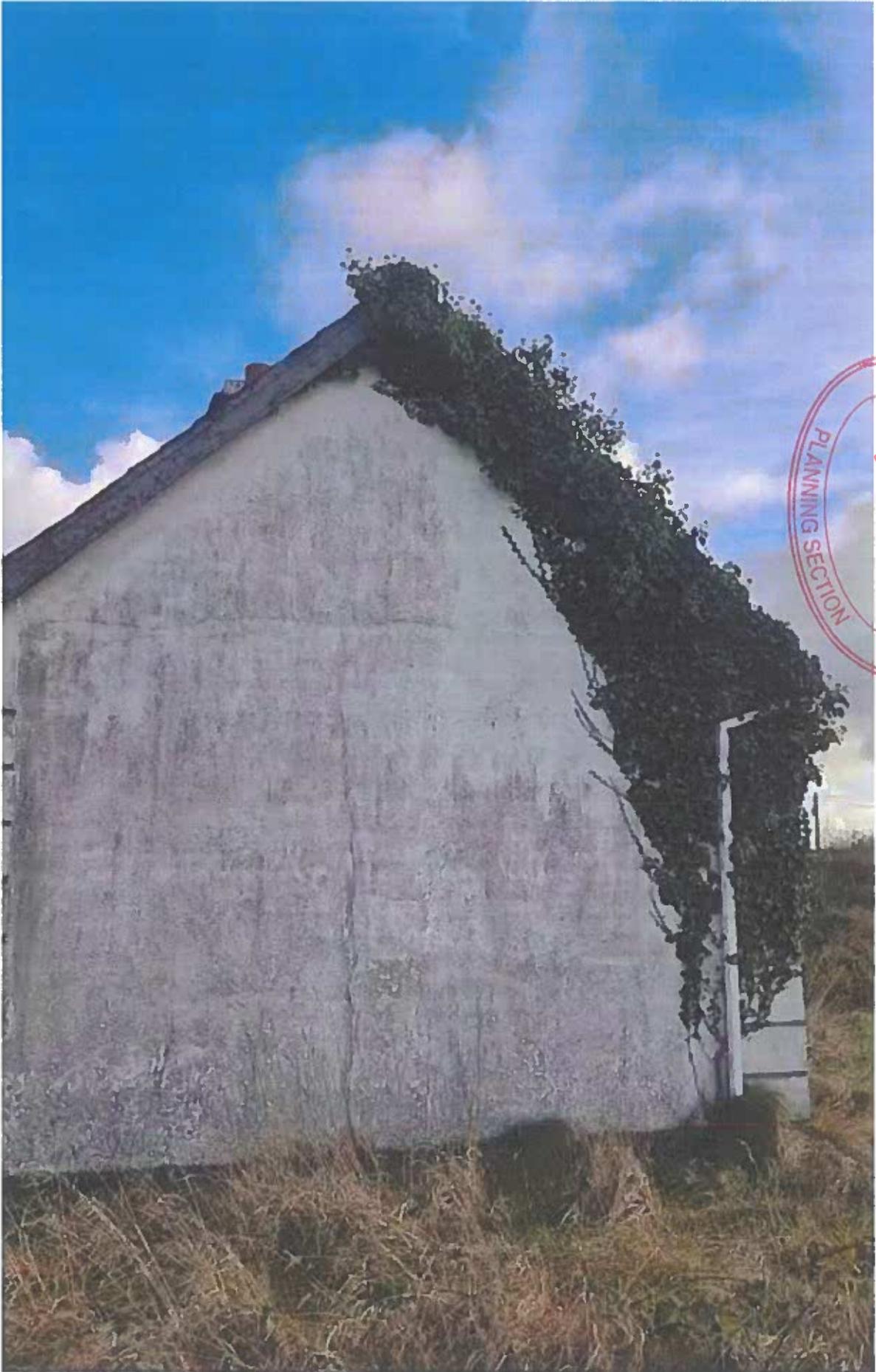
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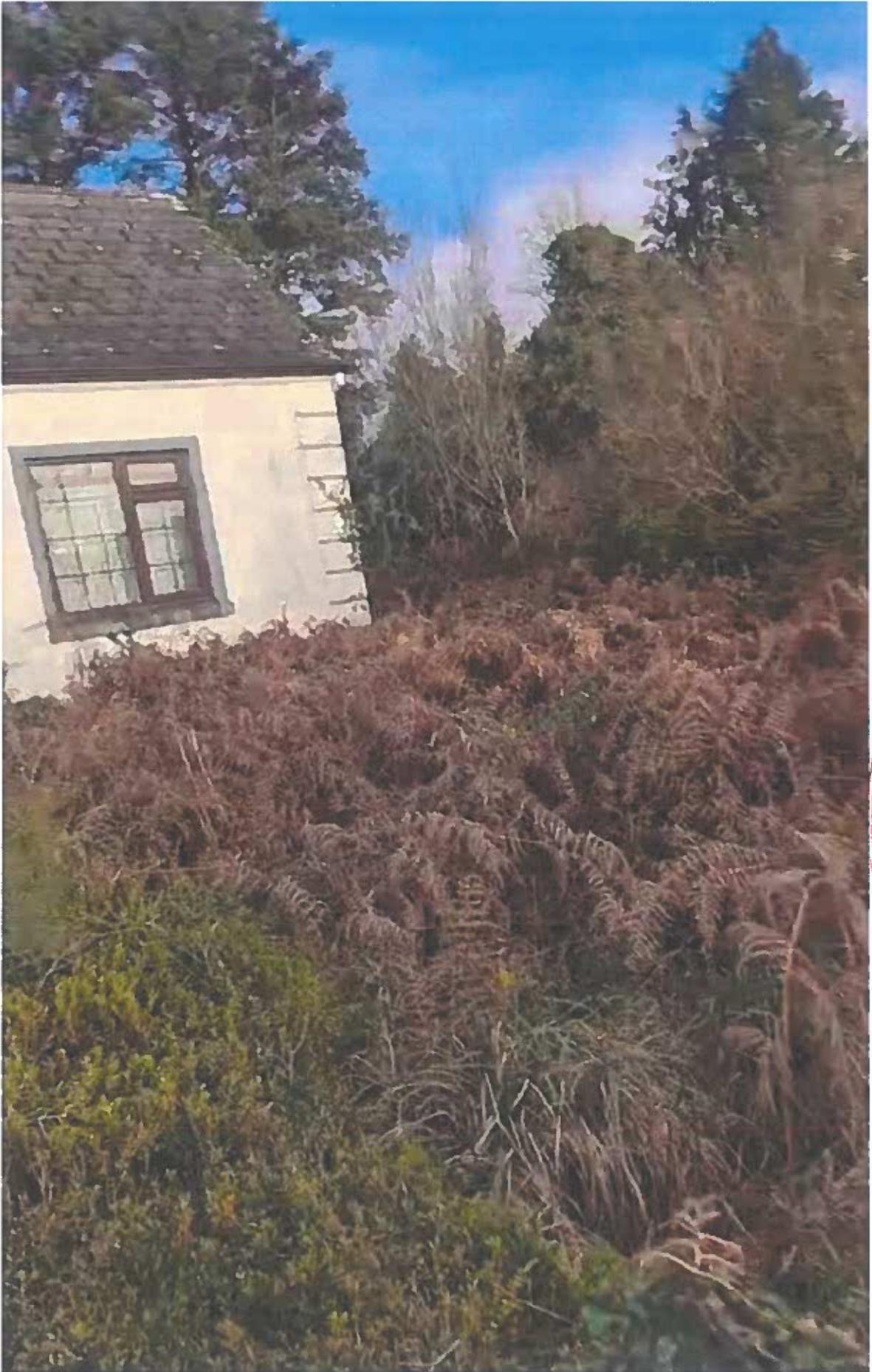
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