

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

CHIEF EXECUTIVE'S ORDER

Order No: PL/304/26

Reference Number: DED 977

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.

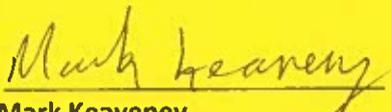
AND WHEREAS Roscommon County Council has concluded that:

- (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:

Signed: 
Mark Keaveney
Director of Services, Economic,
Planning & Physical Development.

Date: 13 March, 2026

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000, (as amended)
PLANNING AND DEVELOPMENT REGULATIONS 2001, (as amended)

CHIEF EXECUTIVE'S ORDER DETERMINING
APPROPRIATE ASSESSMENT SCREENING

Order No: P4300/26

Reference Number: DED 977

Name of Applicant: David Michael Brennan

Agent: N/A

Nature of Proposed development: Application for a Declaration under Section 5 of the Planning & Development Act, 2000 (as amended) regarding 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

Location of Development: Calveagh Lower, Carracastle, Ballaghaderreen, Co. Roscommon, F45 EW77.

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WHEREAS: I have considered the requirements of the Birds Directive 79/409/EEC and the Habitats Directive 92/43/EEC and Part XAB of the Planning & Development Act 2000 (as amended); and,

WHEREAS: A Screening for Appropriate Assessment has been carried out to assess whether the proposed development, either individually or in combination with other plans or projects, is likely to have significant effects on a European Site; and,

WHEREAS: I have read and examined the Screening for Appropriate Assessment report of the Planner and generally agreed with the conclusion; and,

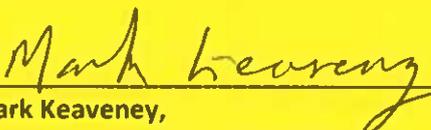
WHEREAS: I have concluded following an assessment of the proposed development and any potential relationships with European Sites, that either alone or in combination with other plans or projects, there would be no likely significant effects on any European Sites.

IT IS HEREBY DETERMINED: By virtue of the powers vested in me by the Local Government Acts, 1925 – 2024, and the Planning & Development Act 2000 (as amended) that an Appropriate Assessment of the proposed development is not required; and therefore,

I HEREBY ORDER:

That this determination and the attached screening report be made available for public inspection at the Planning Office of Roscommon County Council during office hours and on Roscommon County Council web site www.roscommoncoco.ie as part of Planning Application **DED 977**.

Signed:


Mark Keaveney,
Director of Services, Economic,
Planning & Physical Development.

Date: 13 March, 2026.