

DECLARATION UNDER SECTION 5 OF THE

PLANNING & DEVELOPMENT ACT 2000, AS AMENDED

REFERENCE: DEC 23/69

NAME OF APPLICANT:

Michelle Baird and Martin Tracy

ADDRESS:

ADDRESS FOR CORRESPONDENCE:

NATURE OF APPLICATION: Request for Declaration under Section 5 of the Planning & Development Act 2000, as amended as to whether the proposed works of internal renovations and damp proofing of external walls, fitting insulated slab to walls, removal of chimney stack, replacing roof slates, new rainwater gullies and drainage pipes and new garden paths is or is not development and is or is not exempted development.

LOCATION OF DEVELOPMENT:

Aghamore, Croghan, Rhode, R35 H102.

WHEREAS a question has arisen as to whether the proposed works of internal renovations and damp proofing of external walls, fitting insulated slab to walls, removal of chimney stack, replacing roof slates, new rainwater gullies and drainage pipes and new garden paths to existing dwelling is or is not development and is or is not exempted development at Aghamore, Croghan, Rhode, R35 H102.

AS INDICATED on the particulars received by the Planning Authority on the 13th December 2023.

AND WHEREAS Michelle Baird and Martin Tracy requested a declaration on the said question from Offaly County Council;

AND WHEREAS Offaly County Council, in considering this declaration request, had regard particularly to:

- (a) Section 2, 3(1) and 4(1)(h) of the Planning & Development Act 2000, as amended.

AND WHEREAS Offaly County Council has concluded that the proposed works is development and is exempted development.

NOW THEREFORE Offaly County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that:

- The proposed works of internal renovations and damp proofing of external walls, fitting insulated slab to walls, removal of chimney stack, replacing roof slates, new rainwater gullies and drainage pipes and new garden paths **is development** and **is exempted development** at Aghamore, Croghan, Rhode, R35 H102.

MATTERS CONSIDERED In making its decision, the Planning Authority had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Pleánála
Administrative Officer

Date

19/1/24

Note: Any person issued with a Declaration may on payment to An Bord Pleanála, 64 Marlborough Street Dublin 2 of such fees as may be described refer a declaration for review by the board within four weeks of the issuing of the Declaration.

Planning Report

Section 5 Declaration

File Reference:	Dec. 23/69
Question:	<i>Whether the proposed works of internal renovations and damp proofing of external walls, fitting insulated slab to walls, removal of chimney stack, replacing roof slates, new rainwater gullies and drainage pipes and new garden paths is or is not development and is or is not exempted development.</i>
Applicant:	<i>Michelle Baird and Martin Tracy</i>
Correspondence Address:	
Location:	<i>Aghamore, Croghan, Rhode, R35 H102.</i>

1. Introduction

The question has arisen as to whether the proposed works to existing dwelling is or is not development and is or is not exempted development.

2. Background

The existing one storey house is located in a Stronger Rural Area and has a low sensitivity classification. The site is approximately 600m from Naomh Bríd (Offaly) GAA Club.



1. Subject Site

2. Site History

On Site – No recent planning history associated with the subject site.

Enforcement – No recent history associated with the subject site.

Adjoining Lands - No recent planning history associated with the adjoining lands.

3. Legislative Context

In order to assess whether or not the proposed works constitute exempted development, regard must be had to the following items of legislation:

Statutory Provisions

Section 2 (1) Planning and Development Act 2000, as amended, states as follows:

“house” means a building or part of a building which is being or has been occupied as a dwelling or was provided for use as a dwelling but has not been occupied, and where appropriate, includes a building which was designed for use as 2 or more dwellings or a flat, an apartment or other dwelling within such a building;

“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) Planning and Development Act 2000, as amended, defines development.

“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 - Exempted Development

Section 4 (1) (a) – (l) sets out what is exempted development for the purposes of this Act including:

- (h) *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 and 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 neighbouring structures.*

4. Proposal by Applicants

The Applicant has advised of the proposed works to an existing dwelling.

Quotation

1. Strip out house all rooms, doors, door frames, skirting, fireplaces, ceilings, Kitchen. Wall coverings.	€3,000.00
2. Damp – proof all external walls and internal walls with (dry rod) Damp proofing system.	€4,800.00
3. Insulate all external walls by fitting 102mm insulated slab to walls and 100mm rigid insulation between rafters and fit over with 38mm plaster slab, skimcoat finish to walls and ceilings, remove one chimney stack from sitting room – bedroom.	€22,500.00
4. Replace 6 internal doors and frames architraves ironmongery.	€3,300.00
5. Fit new skirtings to all rooms.	€1,200.00
6. Replace slates on roof with new fibre cement slates, new breathable felt, with 2x1 battens and treat rafters for woodworm, new flashings around chimney, new fascia soffits, gutters. Downpipes	€10,500.00
7. Painting and decorating, paint all rooms inside of house 3 coats of emulsion paint on newly plastered walls and ceilings all timberwork doors. Architraves, skirting (etc.) to get 3 coats paint (primer, undercoat, gloss finish) external walls, sills, to get 2 coats external finish emulsion.	€4,500.00

- | | |
|---|------------|
| 8. Fit new oil heating system, vents in walls in all rooms. Rewire complete house and fit new fuseboard. | €12,000.00 |
| 9. Fit new kitchen, 12 presses. Laminated worktop sink and extractor fan. (excluding appliances). | €8,000.00 |
| 10. Take up pathways to exterior of house. Lower ground to 300mm below dcp and fit new concrete paths or similar, fit new rainwater gully's and drainage pipes. | €4,200.00 |

3. Evaluation

Question: *Whether the proposed works (as listed) to the existing dwelling are development and if so, are they exempted development?*

In considering the proposed works against the definitions of 'development' and 'works' as provided in the Act, it is the view of the Planning Authority that the proposed works are deemed as development as it includes renovations and alterations to the existing dwelling.

Question: Is this proposal considered as Exempted Development?

With regard to the proposed works which are described in the submitted documents, the Planning Authority are satisfied that the proposed works would not result in a material alteration to the appearance of the dwelling and would not be detrimental to the character of the site or surrounding area. It is the opinion of the planning authority that these works meet the criteria of exempt development under regulatory provisions.

An appropriate assessment screening has been carried out see attached.

7. Conclusion

It is recommended that the Applicant be advised that the proposed development **is development and is exempted development.**

Declaration on Development and Exempted Development

Section 5 of the Planning and Development Act 2000 (as amended)

WHEREAS a question has arisen as to whether the proposed works of internal renovations and damp proofing of external walls, fitting insulated slab to walls, removal of chimney stack, replacing roof slates, new rainwater gullies and drainage pipes and new garden paths to existing dwelling is or is not development and is or is not exempted development at Aghamore, Croghan, Rhode, R35 H102.

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Please note that any person issued with a declaration under subsection 2(a) of the Planning and Development Act 2000 (as amended) may on payment to the Board of the prescribed fee, refer a declaration to An Bord Pleanála within 4 weeks of the issuing of the decision.



Enda Dolan
Graduate Planner

2nd January 2024



Ed Kelly
Acting Senior Executive Planner

18th January 2024

APPENDIX A

APPROPRIATE ASSESSMENT SCREENING REPORT FOR PLANNING APPLICATIONS



Screening is used to determine if an AA is necessary by examining:

- If the plan / project is directly connected with / necessary to the management of the European site.
- If the effects will be significant on a European site in view of its conservation objectives, either alone / in combination with other plans / projects.

Planning Authority: OCC

Planning Application Ref. No: DEC 23/69

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:			
Proposed development:	Whether the proposed works of internal renovations to existing dwelling is or is not development and is or is not exempted development.		
Site location:	Aghamore, Croghan, Rhode, R35 H102.		
Site size:	0.08 hectares	Floor Area of Proposed Development:	N/A
Identification of nearby European Site(s):	Raheenmore Bog SAC		
Distance to European Site(s):	As above – all as crow flies		
The characteristics of existing, proposed or other approved plans / projects which may cause interactive / cumulative impacts with the project being assessed and which may affect the European site:	None		
Is the application accompanied by an EIAR?		No: X	
(B) IDENTIFICATION OF THE RELEVANT EUROPEAN SITE(S):			
The reasons for the designation of the European site(s):			
Raheenmore Bog SAC– Features of interest include: [7110] Raised Bog (Active)* [7120] Degraded Raised Bog [7150] Rhynchosporion Vegetation			
The conservation objectives / qualifying interests of the site and the factors that contributes to the conservation value of the site: (which are taken from the European site synopses and, if applicable, a Conservation Management Plan; all available on www.npws.ie) (ATTACH INFO.)			
Site Name: Raheenmore Bog SAC Site Code: 000582 https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY000582.pdf			
(C) NPWS ADVICE:			
Advice received from NPWS over phone:	None Received		
Summary of advice received from NPWS in written form (ATTACH SAME):	None Received		

(D) ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS:

(The purpose of this is to identify if the effect(s) identified could be significant – if uncertain assume the effect(s) are significant).

If the answer is 'yes' to any of the questions below, then the effect is significant.
(Please justify your answer. 'Yes' / 'No' alone is insufficient)

Would there be...

... any impact on an Annex 1 habitat?

(Annex 1 habitats are listed in Appendix 1 of AA Guidance).

Not likely due to the location and type of development.
The site is sufficient distance from the European site.

... a reduction in habitat area on a European site?

There will be no reduction in the habitat area.
The site is sufficient distance from the European site.

... direct / indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the European site?

Not likely due to the location and type of development
The site is sufficient distance from the European site.

... serious / ongoing disturbance to species / habitats for which the European site is selected (e.g. because of increased noise, illumination and human activity)?

Not likely due to the location and type of development
The site is sufficient distance from the European site.

... direct / indirect damage to the size, characteristics or reproductive ability of populations on the European site?

None likely due to the location and type of development.
The site is sufficient distance from the European site.

Would the project interfere with mitigation measures put in place for other plans / projects. [Look at *in-combination effects* with completed, approved but not completed, and proposed plans / projects. Look at projects / plans within and adjacent to European sites and identify them]. Simply stating that there are no cumulative impacts' is insufficient.

No other plans known of in the vicinity of the site.
The site is sufficient distance from the European site.

(E) SCREENING CONCLUSION:**Screening can result in:**

1.

AA is not required because the project is directly connected with / necessary to the nature conservation management of the site.

2.

No potential for significant effects / AA is not required.

3.

Significant effects are certain, likely or uncertain. (In this situation seek a Natura Impact Statement from the applicant, or reject the project. Reject if too potentially damaging / inappropriate.

Therefore, does the project fall into category 1, 2 or 3 above?

Category 2

Justify why it falls into relevant category above:

There would be no likely significant impact on the European site from the proposed development due to the scale of the proposed development and the separation distance between the subject site and European Site.

Name:

Enda Dolan



Position:

Graduate Planner

Date:

2nd January 2024