Comhairle Contae Chill Mhantáin
Wicklow County Council

PLANNING AND DEVELOPMENT REGULATIONS 2001 (S.I. NO. 600 OF 2001) AS AMENDED

Notification to
WICKLOW COUNTY COUNCIL
of intention to avail of exemption under Part 1 of Schedule 2

Class 1A – subdivision of a house and the restoration of a house to its original form if subdivided under this Class

Or

Class 3A – construction, erection or placing of a detached house in the rear garden of a principal house

Location of the Proposed Development	
Eircode	

Relevant Dates	
Proposed date of commencement of works [1]	
Date Notification received (office use only)	

Details of Proposed Development		
Exemption being notified	Class 1A ☐	Class 3A ☐
Does the site and proposed development that is the subject of this notification meet all requirements set out in the Regulations [2]	Yes ☐	No ☐
Reason for intended use		

[1] A minimum of 14 days' notice is required to be furnished to the Planning Authority prior to commencement.
[2] Planning and Development Regulations, 2001 (as amended) (S.I. 600 of 2001)

Checklist for Compliance with Requirements of Class 1A

(Subdivision of a House)

Relevant Requirements	Please Tick
The proposed development will be completed before 31st December 2030.	
The works will be completed in line with Building Regulations including (fire safety) and building control regulations.	
The subdivision of the principal dwelling will not result in the principal dwelling as more than 2 units in total, each of which must have a minimum floor space of at least 32 square metres.	
Each subdivided unit within the principal dwelling will be self-contained and not reliant of the use on shared internal space other than for access.	
Development has not been carried out on the proposed site under Class 3A (detached auxiliary dwelling to the rear of the main principal dwelling).	

Checklist for Compliance with Requirements of Class 3A

(Detached auxiliary dwelling)

Relevant Requirements	Please Tick
The proposed development will be completed before 31st December 2030.	
The detached auxiliary dwelling will only be occupied in conjunction with the main dwelling house and will not be sold or subdivided separate to the principal dwelling.	
The works will be completed in line with the relevant Building Control legislation such as Building Regulations (including Fire Safety) and Building Control Regulations.	
The detached auxiliary dwelling structure is not temporary in nature such as a caravan or mobile home.	
The height will not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.	
The total area of such structures constructed, erected or placed within the rear garden of the curtilage of a detached house will not be less than 32 square metres. Taken together with any other such structures previously constructed, erected or placed under Class 3 within the said curtilage, will not exceed 45 square metres.	
Development has not been carried out on the proposed site under Class 1A (subdivision of the principal house).	
The construction, erection or placing within the curtilage of the principal house of any such structure will not reduce the total amount of private open space reserved exclusively for the use of the occupants of the house to less than 25 square metres.	
Independent pedestrian and/or wheelchair access to the detached house will be provided for within the curtilage of the principal house and no new vehicle or pedestrian access on to a road will be constructed under this exemption.	
There will be no separate connection to utilities, including water or wastewater utilities.	
In the case of non-piped waste water treatment, the structure will not encroach on any approved percolation area. On site waste water treatment shall be of sufficient capacity to meet the additional loading and shall comply with the EPA code of Practice for Domestic Waste Water Treatment Systems. There will be no additional waste water treatment units installed as part of this class.	
The structure will be a distance not less than 0.6metres away from any wall or party boundary.	
Any windows proposed in the structure will be at least 0.6metres from the boundary they face.	
The detached auxiliary dwelling will not be used for the purpose of short-term letting.	
The principal dwelling house is the sole or main residence of the property owner at the time the development is commenced.	

Details of person submitting this notification			
Name:		Property Owner ☐	Agent ☐
Address:			
Eircode:			
Telephone No:			
Email:			

Declaration	
I/We confirm the following information given in this form to be correct and accurate.	
Applicant Signature:	Applicant Signature:
Applicant Print Name:	Applicant Print Name:
Date:	Date: