

Comhairle Contae Chill Mhantáin Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development**

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel. (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email. plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

Richard Kavanagh,
5 Annabasky Glen,
Enniskerry,
Co. Wicklow.
A98V4X9

August 2026

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) -EX 95/2026**

A Chara,

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Coimisiún Pleanála of such fee as may be prescribed, refer a declaration for review by the Coimisiún within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,

pp. Dianne Byrne

**ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.**





Comhairle Contae Chill Mhantáin Wicklow County Council

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Applicant: Richard Kavanagh

Location: 5 Annabasky Glen, Enniskerry, Co. Wicklow, A98V4X9

Reference Number: EX 95/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/1011

A question has arisen as to whether “the construction of a 36sqm building to be used as a games and entertainment space and as a habitual structure” at 5 Annabasky Glen, Enniskerry, Co. Wicklow, A98V4X9, is or is not exempted development.

Having regard to:

- a) The details submitted with the Section 5 Declaration application
- b) An Coimisiún Pleanála PL 27.248914 (PRR 17/15), and PRR 23/61
- c) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- d) Article 6, 9 and Schedule 2, Part 1: Class 3A of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

- i. The construction of a 36sq.m building to be used as a games and entertainment space and as a habitable structure comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- ii. The landscape masterplan submitted by reference to PL 27.248914 (PRR 17/15) defines the private garden area to the rear of the principal dwelling.
- iii. The proposed building is located on lands defined as paddock having regard the landscape masterplan submitted by reference to Appeal Decision PL 27.248914 (PRR 17/15)
- iv. The structure would not come within the description set out under Class 3A of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001 as the proposed building is not located within the private garden area as defined under PL 27.248914(PRR17/15). definition set out in Section 3 of the Planning and Development Act 2000(as amended).

The Planning Authority considers that “the construction of a 36sqm building to be used as a games and entertainment space and as a habitual structure” at 5 Annabasky Glen, Enniskerry, Co. Wicklow, A98V4X9. **is Development and is Not Exempted Development.**



Signed: Michaela J. J. J.
ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Date: 20/07/26

WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/1004

Reference Number: EX 95/2026

Name of Applicant: Richard Kavanagh

Nature of Application: Section 5 Referral as to whether "the construction of a 36sqm building to be used as a games and entertainment space and as a habitual structure" is or is not development and is or is not exempted development.

Location of Subject Site: 5 Annabasky Glen, Enniskerry, Co. Wicklow, A98V4X9

Report from: Keara Kennedy, EP

With respect to the query under Section 5 of the Plainning & Development Act 2000 as to whether "*the construction of a 36sqm building to be used as a games and entertainment space and as a habitual structure*" at 5 Annabasky Glen, Enniskerry, Co. Wicklow, A98V4X9 is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Main Considerations with respect to Section 5 Declaration:

- a) The details submitted with the Section 5 Declaration application
- b) An Coimisiún Pleanála PL 27.248914 (PRR 17/15), and PRR 23/61
- c) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- d) Article 6, 9 and Schedule 2, Part 1 : Class 3A of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

- i. The construction of a 36sq.m building to be used as a games and entertainment space and as a habitable structure comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- ii. The landscape masterplan submitted by reference to PL 27.248914 (PRR 17/15) defines the private garden area to the rear of the principal dwelling.
- iii. The proposed building is located on lands defined as paddock having regard the landscape masterplan submitted by reference to Appeal Decision PL 27.248914 (PRR 17/15)
- iv. The structure would not come within the description set out under Class 3A of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001 as the proposed building is not located within the private garden area as defined under PL 27.248914(PRR17/15).

Recommendation

The Planning Authority considers that "the construction of a 36sqm building to be used as a games and entertainment space and as a habitual structure" at 5 Annabasky Glen, Enniskerry, Co. Wicklow, A98V4X9, is **Development** and **is Not Exempted Development** as recommended in the planning reports.

Signed: _____

David Denny

Date: _____

19/03/2026

ORDER:

I HEREBY DECLARE:

THAT "the construction of a 36sqm building to be used as a games and entertainment space and as a habitual structure" at 5 Annabasky Glen, Enniskerry, Co. Wicklow, A98V4X9 is **Development** and **is Not Exempted Development** within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: _____

Eda Samphill

T/Senior Planner

Planning, Economic & Rural Development

Date: _____

19/03/2026

Section 5 Application EX 95/2026

Date : 18/8/2026

Applicant : Richard Kavanagh

Address : 5 Annabasky Glen, Enniskerry A98V4X9

Exemption Whether or not:

The construction of a 36sq.m building to be used as a games and entertainment space and as a habitual structure

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

Planning History :

PL 27.248914 (PRR 17/15) Permission granted for 12 No detached 5 bed houses with optional garages c. 280m of new access road.

PRR 23/61 Permission granted for minor revisions to previously permitted PRR 17/15 (ABP-PL27.248914), the minor revisions as follows (a) omission of chimneys (b) additional windows at first floor side elevation (c) revision to window on first floor side elevation, these revisions apply to houses 1 - 12 which are located on a 5.66 hectare portion of the permitted development now known as Annabasky Glen, Berryfield Avenue, Enniskerry, Wicklow

Relevant legislation :

Planning and Development Act 2000 (as amended)

"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

(a) where the context so admits, includes the land on, in or under which the structure is situate,

Section 3 :

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 :

4.—(1) The following shall be exempted developments for the purposes of this Act—

(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 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;

(3) A reference in this Act to exempted development shall be construed as a reference to development which is—

(a) any of the developments specified in *subsection (1)*, or

(b) development which, having regard to any regulations under *subsection (2)*, is exempted development for the purposes of this Act.

(4A) Notwithstanding subsection (4), the Minister may make regulations prescribing development or any class of development that is—

(a) authorised, or required to be authorised by or under any statute (other than this Act) whether by means of a licence, consent, approval or otherwise, and

(b) as respects which an environmental impact assessment or an appropriate assessment is required, to be exempted 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 1 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 1 opposite the mention of that class in the said column 1.

Article 9(1) Note see Regulations for full Article

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—

< See Regulations for List>

Schedule 2 : Part 1

CLASS 3A The construction, erection or placing of a detached house in the rear garden of a principal house.

Limitations

1. For the purposes of this exemption, the relevant period begins on the date that this Regulation is signed and ends on 31 December 2030.
2. This exemption shall apply only to development that is commenced and completed during the relevant period.
3. The detached dwelling may only be occupied in conjunction with the main dwelling house and cannot be sold or subdivided separate to the principal dwelling.
4. For the avoidance of doubt, the relevant building control legislation shall apply (such as Building Regulations (including Fire Safety) and Building Control Regulations).

5. The construction of the detached house shall not be temporary in nature, such as a caravan or mobile home.
6. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.
7. The total area of such structures constructed, erected or placed within the rear garden of the curtilage of a detached house shall 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, shall not exceed 45 square metres.
8. This exemption shall not be used in cases where there has been a subdivision of the principal house.
9. The construction, erection or placing within the curtilage of the principal house of any such structure shall 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.
10. No new vehicular or pedestrian access onto a road shall be constructed under this class.
11. Independent pedestrian and/or wheelchair access to the detached house shall be provided within the curtilage of the principal house.
12. There shall be no separate connection to utilities, including water or wastewater utilities, subject to paragraph 13.
13. In the case of non-piped waste water treatment, the structure shall 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 shall be no additional waste water treatment units installed as part of this class.
14. The structure shall be a distance of not less than 0.6 metres from any wall or party boundary.
15. Any windows proposed in the structure should be at least 0.6 metres from the boundary they face.
16. Subject to paragraph 17, a notification shall be submitted to the relevant Planning Authority not less than 14 days prior to the commencement of the works informing them of the intention to use this Class of exemption, confirming that the site meets the requirements under these Regulations and stating the reason for the intended use.
17. A notification under Paragraph 16 shall include the location of the proposed use of this class of exemption and the Eircode of the relevant property.
18. The Planning Authority shall maintain a record of all notifications under this exemption and report annually to the Minister on the number of notifications received under this Class.
19. The detached dwelling may not be used for the purposes of Short Term Letting.
20. The exemption shall only apply where the principal dwelling house is the sole or main residence of the property owner at the time the development is commenced.

Assessment :

The application seeks a declaration as to whether the construction of a 36sq.m building to be used as a games and entertainment space and as a habitable structure is exempted development within the meaning of the Planning and Development Acts 2000 (as amended).

The submitted drawings identify that the proposed structure is to be located to the rear side (south west) of the dwelling in a 'paddock'. The permitted site layout plan granted under PL 27.248914 (PRR 17/15) as amended by PRR 23/61 has been reviewed, which shows a 'paddock for house no. 5' with agricultural

entrance. The patio/formal garden area is shown to the rear of the dwelling. There is a dwelling on site that has recently been constructed.

In the first instance it is considered that the construction of a games room/habitable structure would come within the definition of works under Section 2 of the Planning and Development Act 2000 (as amended), and would therefore be development having regard to the provisions of Section 3 of that Act.

The relevant exemption is Class 3A: Part 1 : Schedule 2 this exemption is for :

The construction, erection or placing of a detached house in the rear garden of a principal house.

The applicant is proposing a golf simulation/games room, that they are also proposing to use for habitation. There are a number of limitations with respect to this exemption, and the proposed works are examined in reference to these limitations.

1 : Confirmation that the structure is located in the rear garden of your principal private residence i.e. the dwelling where you ordinarily reside?. – No - The structure is to be located in the 'Paddock', which is to the side/rear (south west) of the dwelling. The permitted site layout plan for PRN 23/61 shows that this Paddock is separate to the rear garden and the rear garden is described as 'patio/formal garden area'. The structure should be located in the 'patio/formal garden area' in order to comply with this limitation.

2 : Confirmation that works will commence and be completed between the 27th July 2026 and 31 December 2030? Yes

3 : Confirmation that the detached dwelling will only be occupied in conjunction with the main dwelling? Yes

4: Confirmation that the works will comply with the relevant Building Control legislation (Building Regulations and Fire Safety ? Yes

5: Confirmation that the construction of the detached house shall not be temporary in nature, such as a caravan or mobile home ? Yes

6: Confirmation that the height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres? Yes

7 : (a) Confirmation that the total area of such structures constructed, erected or placed within the rear garden of the curtilage of a detached house shall not be less than 32 square metres? Yes

(b) Confirmation that the total area of such structures taken together with any other such structures previously constructed, erected or placed under Class 3 within the said curtilage, shall not exceed 45 square metres? Yes

8 : Confirmation that this exemption shall not be used in cases where there has been a subdivision of the principal house? Yes

9 : Confirmation that the construction, erection or placing of the 'Detached House' within the curtilage of the principal house shall 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? Yes

10. Confirmation that no new vehicular or pedestrian access onto a road shall be constructed under this class? Yes

11. Confirmation that where independent pedestrian and/or wheelchair access to the detached house is to be provided, this shall be within the curtilage of the principal house? Yes

12. There shall be no separate connection to utilities, including water or wastewater utilities? Yes

13. (a) Confirmation that in the case of non-piped waste water treatment, the structure shall not encroach on any approved percolation area? N/A

(b) Confirmation that the 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 shall be no additional waste water treatment units installed as part of this class? N/A

14. Confirmation that the structure shall be a distance of not less than 0.6 meters from any wall or party boundary? Yes

15. Confirmation that any windows proposed in the structure should be at least 0.6 metres from the boundary they face ? Yes

16. Confirmation that the application will submit a notification to the Wicklow Planning Authority not less than 14 days prior to the commencement of the works informing them of the intention to use this Class of exemption, confirming that the site meets the requirements under these Regulations and stating the reason for the intended use. (please see website www.wicklow.ie for notification form) Any notification shall include the location of the proposed use of this class of exemption and the Eircode of the relevant property. Yes

17. Confirmation that the detached house will not be used for the purpose of Short Term Letting ? Yes

18. Confirmation that the principal Dwelling house is your sole or main residence at the date the construction of the detached house commences or when it was commenced ? Yes

Accordingly, the habitable structure would be not be exempted development.

Recommendation:

With respect to the query under Section 5 of the Planning and Development Act 2000(as amended), as to whether or not:

The construction of a 36sq.m building to be used as a games and entertainment space and as a habitable structure at 5 Annabasky Glen, Enniskerry A98V4X9

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority consider that the construction of a 36sq.m building to be used as a games and entertainment space and as a habitual structure at 5 Annabasky Glen, Enniskerry A98V4X9 is development and is **not** exempted development.

Main Considerations with respect to Section 5 Declaration:

- a) The details submitted with the Section 5 Declaration application
- b) An Coimisiún Pleanála PL 27.248914 (PRR 17/15), and PRR 23/61
- c) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- d) Article 6, 9 and Schedule 2, Part 1 : Class 3A of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

- i. The construction of a 36sq.m building to be used as a games and entertainment space and as a habitable structure comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- ii. The landscape masterplan submitted by reference to PL 27.248914 (PRR 17/15) defines the private garden area to the rear of the principal dwelling.
- iii. The proposed building is located on lands defined as paddock having regard the landscape masterplan submitted by reference to Appeal Decision PL 27.248914 (PRR 17/15)
- iv. The structure would not come within the description and limitations set out under Class 3A of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001 as the proposed building is not located within the private garden area as defined under PL 27.248914(PRR17/15) Limitation 1 requires that the structure is located in the rear garden of your principal private residence. The structure is to be located in the 'Paddock' associated with House No. 5 and not in the 'patio/formal garden area' as indicated on the permitted Site Plan of PRN 23/61 and therefore the structure is not located in the rear garden, as outlined in the limitation.

Keara Kennedy

Keara Kennedy
Executive Planner
18/08/2026

The report of the Ex Planner is noted and I would concur generally with the assessment . However it is noted that Class 3A applies to

The construction, erection or placing of a detached house in the **rear garden** of a principal house. From review of Appeal Reference PL 27.248914 (PRR 17/15) landscape masterplan a the area directly to the rear of no 5 is defined as private garden, with the area within which the proposed structure is to be located defined as paddock area. The proposed structure is to be located within the paddock area which adjoins the rear garden of the principal house. It is therefore considered that the structure would not come within the description set out under Class 3 A, and would not meet Limitation 1 of Class 3A.

Agreed as modified

Sheila Birmingham TSP

18/8/2026

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Keara Kennedy
Executive Planner

FROM: Joanne Byrne
A/Staff Officer

RE:- EX95/2026 - Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (as amended)

I enclose herewith for your attention application for Section 5 Declaration received 29/07/2026.

The due date on this declaration is the **25/08/2026**.

A/ Staff Officer
Planning, Development & Environment



Comhairle Contae Chill Mhantáin Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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Richard Kavanagh,
5 Annabasky Glen,
Enniskerry,
Co. Wicklow.

29th of July 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended) – EX95/2026

A Chara

I wish to acknowledge receipt on 29/07/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 25/08/2026.

Mise, le meas

Joanne Byrne
A/ Staff Officer
Planning, Economic & Rural Development



Joanne Byrne

From: Richard Kavanagh <kavanagh_richard@yahoo.com>
Sent: Tuesday 28 July 2026 18:39
To: Wicklow CoCo Customer Service; Planning - Planning and Development Secretariat
Subject: Planned new unit - Annabasky glen, Enniskerry
Attachments: 2026-07-28 18-17.pdf; 2026-07-28 17-36.pdf; Kavanagh Richie - SIM.pdf

External Sender - From: (Richard Kavanagh
<kavanagh_richard@yahoo.com>)

[Learn More](#)

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CAUTION This email originated from outside Wicklow County Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi

Please find attached all relevant documentation regarding a new external unit at my property.

Please let me know if I have missed anything

The planned start of works of 14/8/26

Regards

Richie

Wicklow County Council
County Buildings
Wicklow
0404-20100

29/07/2026 13 31 03

Receipt No L1/0/367541
***** REPRINT *****

RICHARD KAVANAGH
5 ANNABASKY GLEN
ENNISKERRY
CO WICKLOW

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total	80 00 EUR
-------	-----------

Tendered	
Credit Card	80 00

Change	0 00
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Issued By Lea Anne Daniels
From Customer Service Hub
Vat reg No 0015233H



**Comhairle Contae Chill Mhantáin
Wicklow County Council**

Áras An Chontae/County Buildings
Cill Mhantáin/ Wicklow
Gutháin/ Tel (0404) 20148
Rphost/Email: plande@wicklowcoco.ie

Office Use Only

Date Received _____

Fee Received _____

**APPLICATION FORM FOR A
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING & DEVELOPMENT
ACTS 2000 (AS AMENDED) AS TO WHAT IS OR IS NOT DEVELOPMENT OR IS OR IS NOT
EXEMPTED DEVELOPMENT
CLASS 3A (Detached house)**

1. Applicant Details

- (a) Name of applicant: RICHARD LAVANAGH
Address of applicant: _____

5 ANNABASKY GLEN, ENNISKERRY A98V4X9

Note Phone number and email to be filled in on separate page.

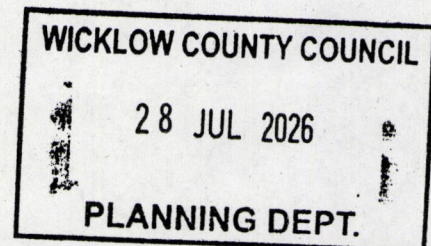
2. Agents Details (Where Applicable)

- (b) Name of Agent (where applicable) GREENSTONE

Address of Agent: 19 ARDACH DRIVE, BLACKROCK

Co. DUBLIN

Note Phone number and email to be filled in on separate page.



3. Declaration Details

- i. Location of Development subject of Declaration REAR GARDEN Paddock
- ii. Are you the owner and/or occupier of these lands at the location under i. above? Yes
No.
- iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier _____

- iv. Please set out the question under Section 5 of the Planning and Development Act with respect to the query in respect to what is or is not development and is or is not exempted development, within the meaning of this act?
- INTERNAL 36m² BUILDING LESS THAN 4M HIGH
ON PITCH ALL SERVICES ARE TAKEN FROM AND
FED TO THE MAIN DWELLING SERVICE SYSTEM
IT IS GREATER THAN 600mm FROM THE
CLOSEST BOUNDARY. IT WILL HAVE A RADON
BARRIER + BER
- v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration _____
THE BUILDING FALLS WELL BELOW THE NEW
REGULATION FLOOR AREA IT WILL BE USED AS
A GAMES + ENTERTAINMENT SPACE + CAN ALSO
BE USED AS A HABITUAL STRUCTURE

Additional details may be submitted by way of separate submission.

- vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ? NO

**V. THE FOLLOWING DETAILS SHOULD ACCOMPANY THE QUERY UNDER CLASS 1A .
NOTE FAILURE TO SUBMIT THIS DOCUMENTATION / INFORMATION MAY RESULT IN
INSUFFICIENT DETAILS TO ASSESS THE APPLICATION OR DELAYS**

Included Tick ✓	Documentation
✓	Site location map
✓	Site layout
✓	Floor area of the structure
✓	Elevations
Confirmation of the Following (Please Answer all queries 1 - 19	
1 : Confirmation that the structure is located in the rear garden of your principal private residence i.e. the dwelling where you ordinarily reside ? <u>YES</u>	
2 : Confirmation that works will be commence and be completed between the 27th July 2026 and 31 December 2030? <u>YES</u>	
3 : Confirmation that the detached dwelling will only be occupied in conjunction with the main dwelling house and will not be sold or subdivided separate to the principal dwelling. <u>YES</u>	
4 : Confirmation that the works will comply with the relevant Building Control legislation (Building Regulations and Fire Safety ? <u>YES</u>	

5: Confirmation that the construction of the detached house shall not be temporary in nature, such as a caravan or mobile home?

YES

6: Confirmation that the height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres?

YES

7: (a) Confirmation that the total area of such structures constructed, erected or placed within the rear garden of the curtilage of a detached house shall not be less than 32 square metres?

YES

(b) Confirmation that the total area of such structures taken together with any other such structures previously constructed, erected or placed under Class 3 within the said curtilage, shall not exceed 45 square metres?

YES

8: Confirmation that this exemption shall not be used in cases where there has been a subdivision of the principal house?

YES

9: Confirmation that the construction, erection or placing of the 'Detached House' within the curtilage of the principal house shall 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?

YES

10. Confirmation that no new vehicular or pedestrian access onto a road shall be constructed under this class?

YES

11. Confirmation that where independent pedestrian and/or wheelchair access to the detached house is to be provided, this shall be within the curtilage of the principal house?

YES

12. There shall be no separate connection to utilities, including water or wastewater utilities?

YES

13.

(a) Confirmation that in the case of non-piped waste water treatment, the structure shall not encroach on any approved percolation area?

YES

(b) Confirmation that the 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 shall be no additional waste water treatment units installed as part of this class?

YES

14. Confirmation that the structure shall be a distance of not less than 0.6 meters from any wall or party boundary?

YES

15. Confirmation that any windows proposed in the structure should be at least 0.6 metres from the boundary they face?

YES

16. Confirmation that the application will submit a notification to the Wicklow Planning Authority not less than 14 days prior to the commencement of the works informing them of the intention to use this Class of exemption, confirming that the site meets the requirements under these Regulations and stating the reason for the intended use. (please see website www.wicklow.ie for notification form)

Any notification shall include the location of the proposed use of this class of exemption and the Eircode of the relevant property.

YES

16. Confirmation that the detached house will not be used for the purpose of Short Term Letting ?

YES

17. Confirmation that the principal Dwelling house is your sole or main residence at the date the construction of the detached house commences or when it was commenced ?

YES.

viii. Fee of € 80 Attached ?

YES

Signed :

Michael Kinnally

Dated :

28/7/26



Comhairle Contae Chill Mhantáin Wicklow County Council

Áras An Chontae/County Buildings
Chill Mhantáin/ Wicklow Guthán/ Tel (0404) 20148
Rphost/ Email:plandev@wicklowcoco.ie
Suíoh/Website: www.wicklow.ie

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

1. Location of the proposed development

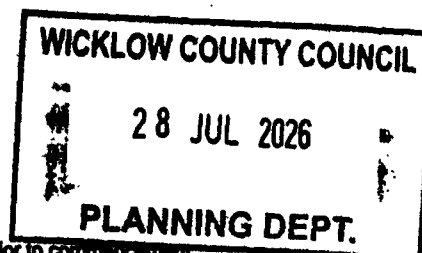
Eircode	A98V4X9
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2. Relevant Dates

Date notification received	28/7/26
Proposed date of commencement of works ¹	14/8/26

3. Details of Proposed Development

Exemption being notified	(1A or 3A)
Does the site and proposed development that is the subject of this notification meets all requirements set out in the Regulations ²	(Yes or 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)

4. Checklist for compliance with requirements of the relevant Regulation

In the case of Class 1A (subdivision of a house)

Relevant requirements	Please Tick
The proposed development will be completed before 31 st 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 use of the principal dwelling as more than 2 units in total, each of which must have a minimum floor space of at least 32 sq./m.	☒
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).	☒

In the case of Class 3A (detached auxiliary dwelling)

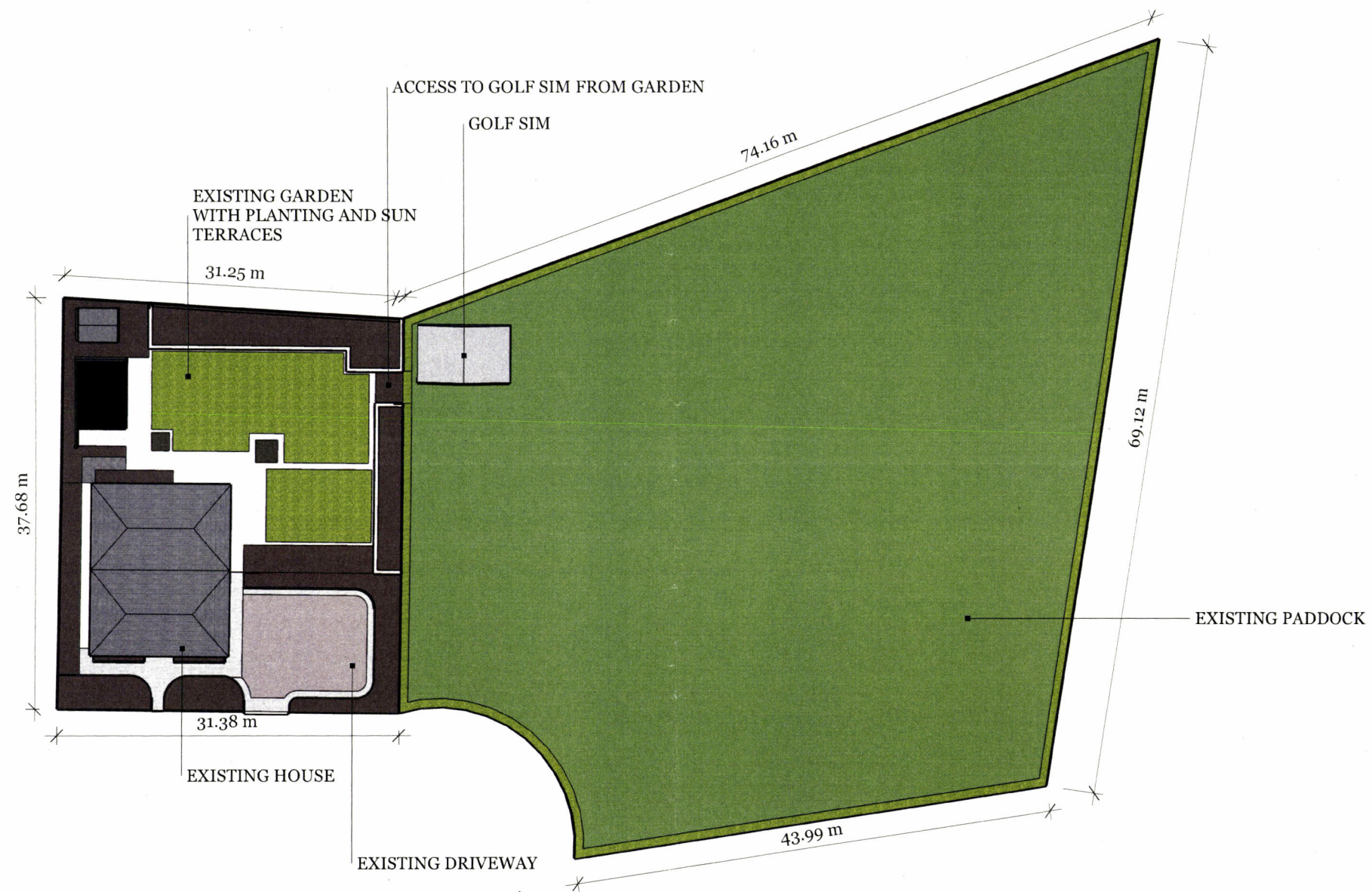
Relevant requirements	Please Tick
The proposed development will be completed before 31 st December 2030.	☒
The detached auxiliary dwelling will only be occupied in conjunction with the main dwelling house and will not be sold or subdivided separate to the principal dwelling.	☒
The works will be completed 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 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.	☒

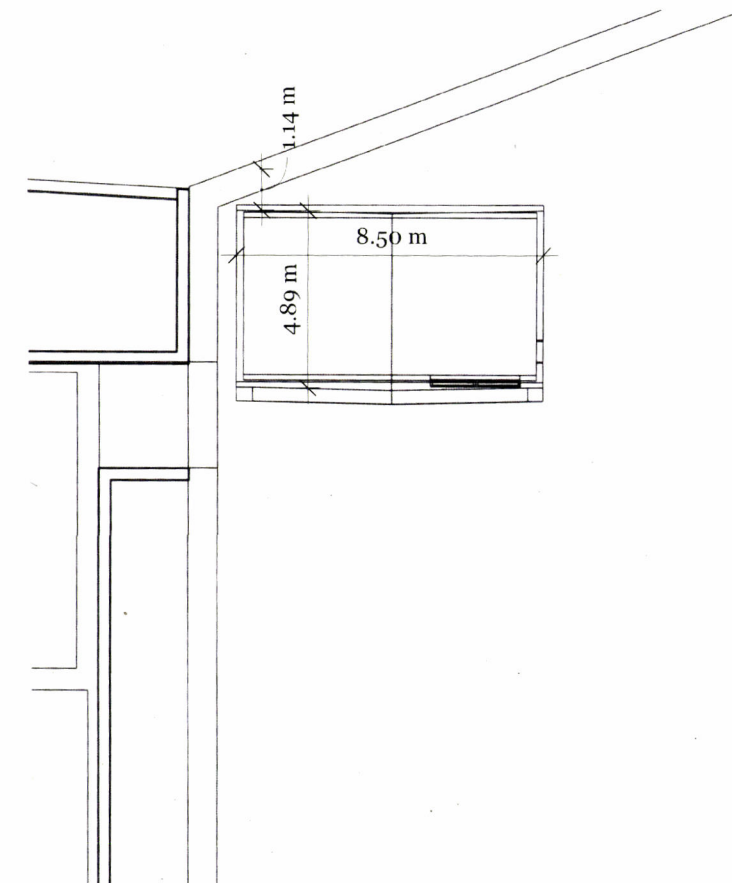
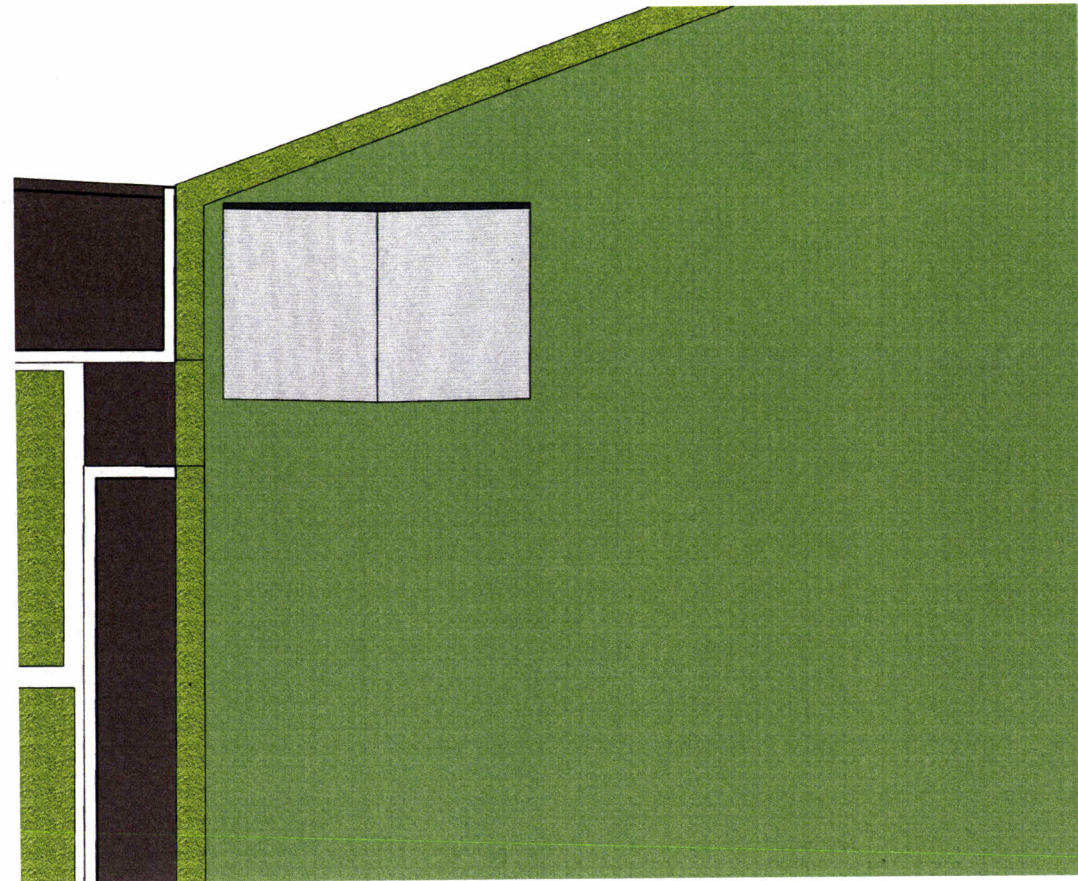


SIM ROOM
5 ANNABASKY GLEN

WICKLOW COUNTY COUNCIL
28 JUL 2026
PLANNING DEPT.

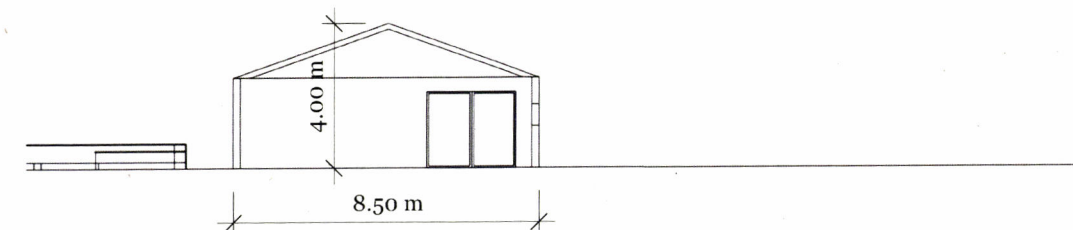


MM/DD/YY	REMARKS
1 DWG BY R. FARRELL	
2 DETAIL GOLF SIM	
3 SCALE 1:500	
4 ...	
5 ...	



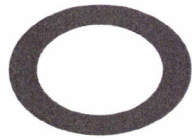
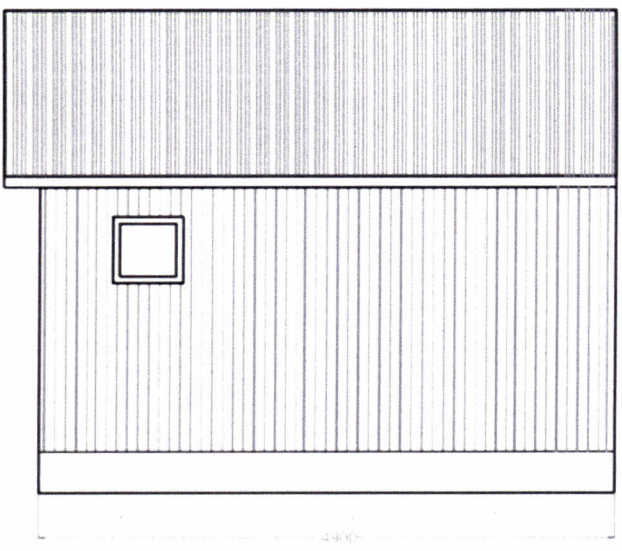
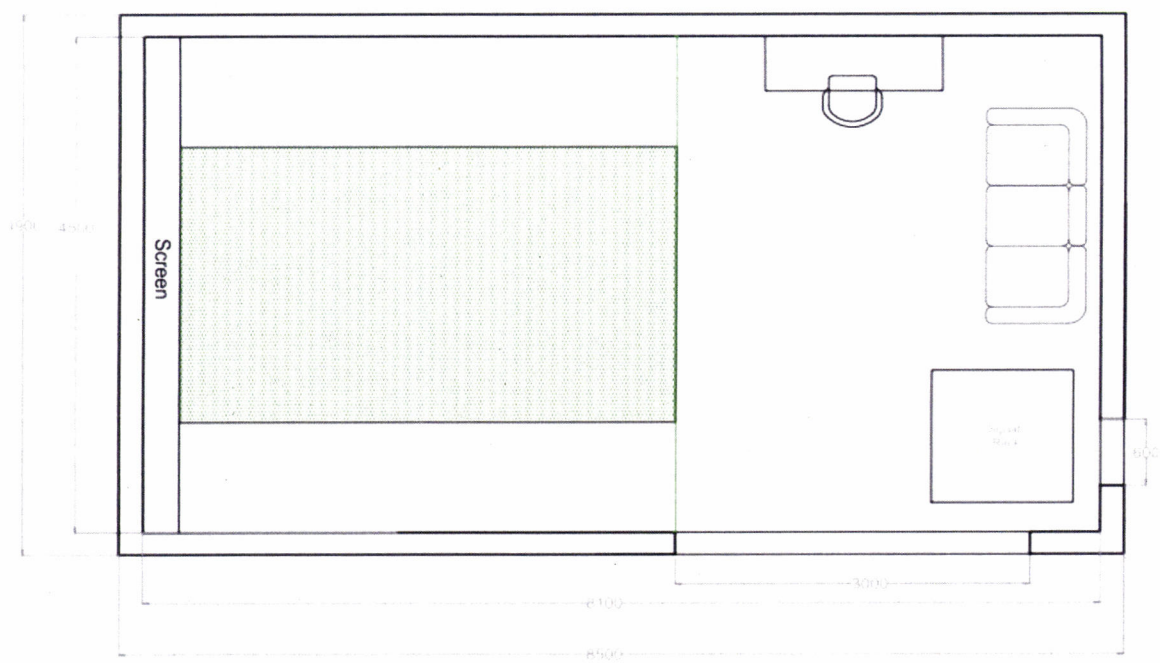
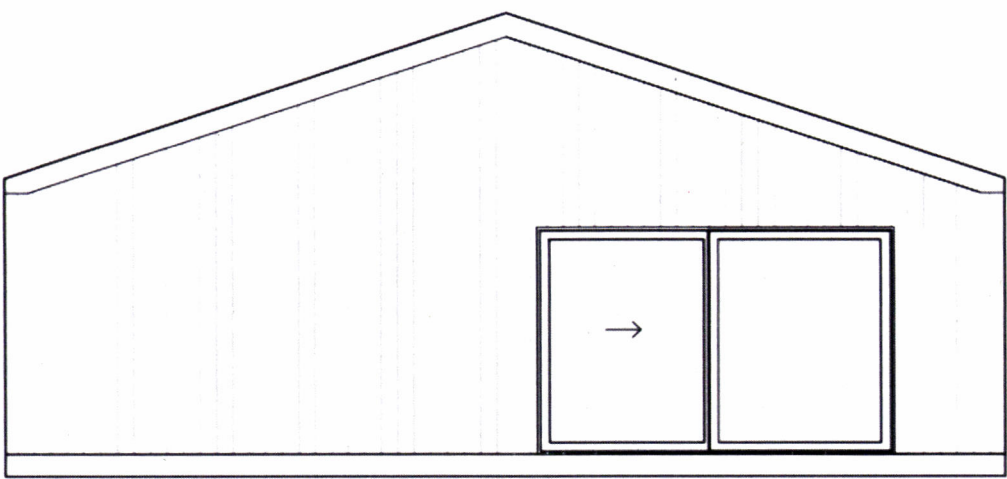
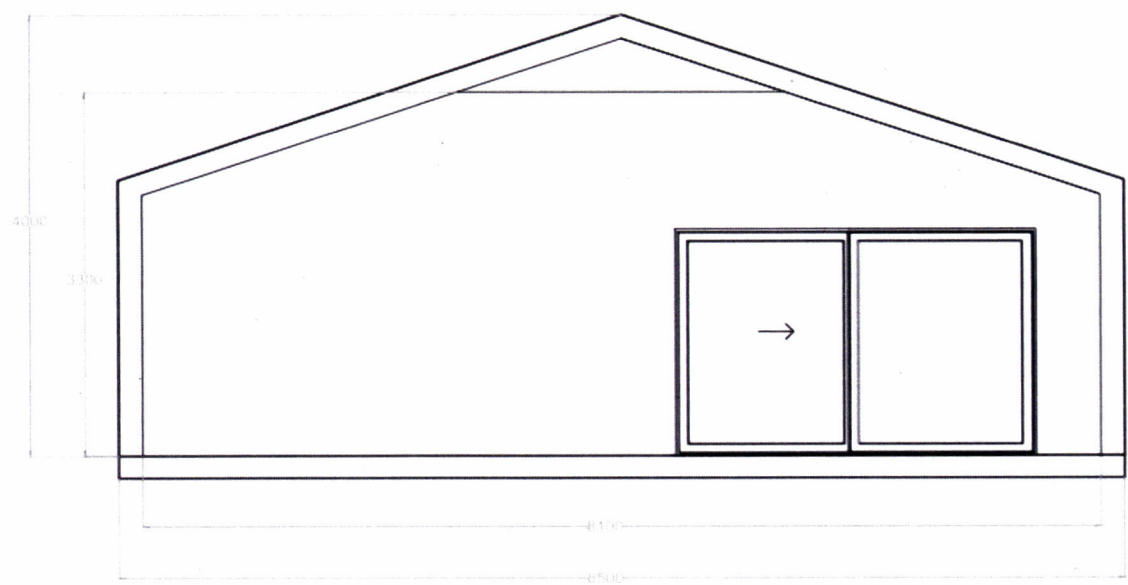
FLOOR SIZE AND DISTANCE FROM BOUNDARY

ELEVATION



	MM/DD/YY	REMARKS
1	DWG BY	R. FARRELL
2	DETAIL	GOLF SIM
3	SCALE	1:500
4		...
5		...

Outline Design - Golf Simulator (8x4.5m internal)



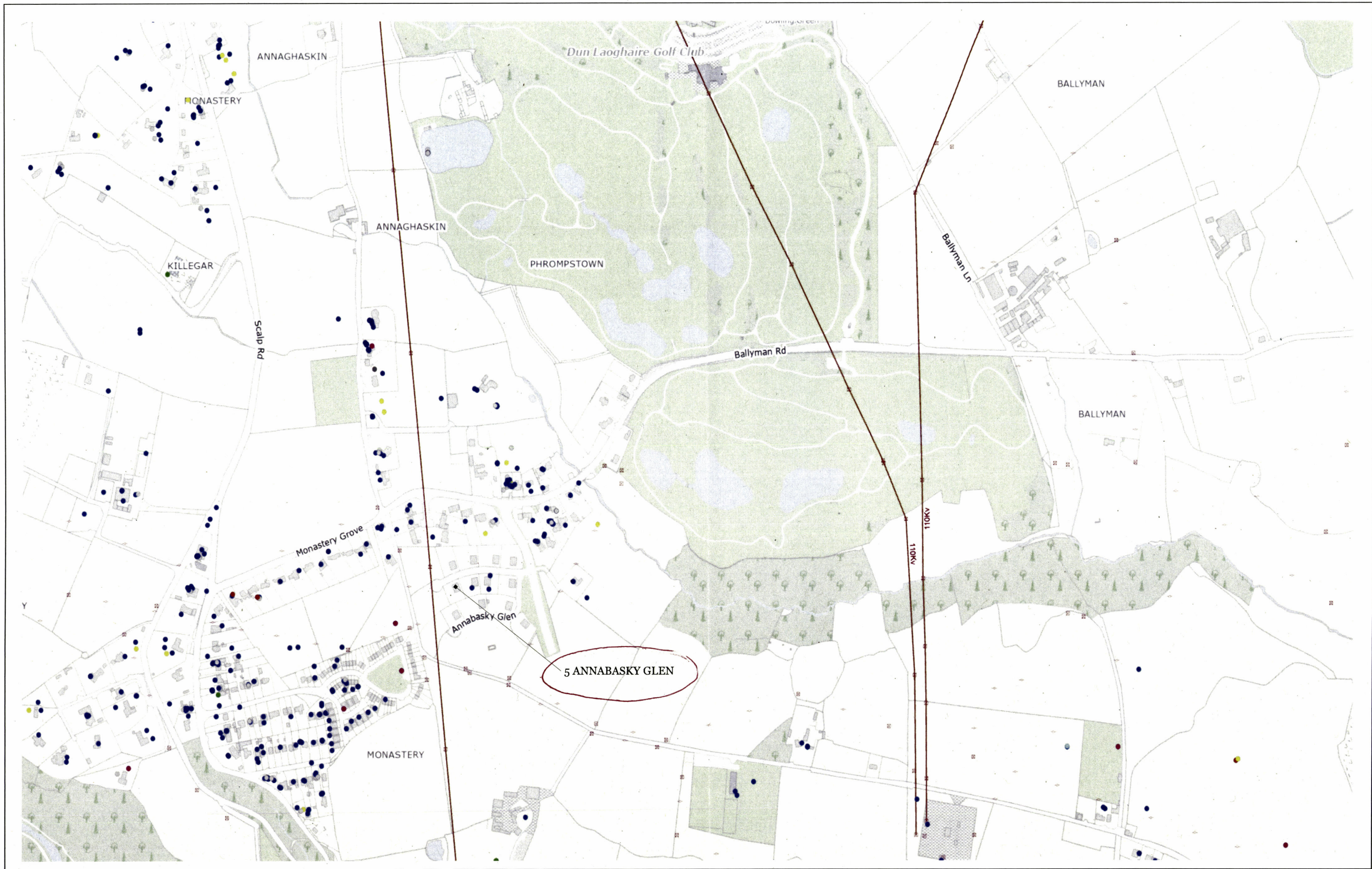
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5 ANNABASKY GLEN

RICHARD KAVANAGH

SUPPLIER BUILDING PLAN

	MM/DD/YY	REMARKS
1	DWG BY	R. FARRELL
2	DETAIL	GOLF SIM
3	SCALE	1:500
4	...	...
5	...	...



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5 ANNABASKY GLEN

RICHARD KAVANAGH

LOCATION		
	MM/DD/YY	REMARKS
1	DWG BY	R. FARRELL
2	DETAIL	GOLF SIM
3	SCALE	1:500
4	...	...
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