



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

Martin Noone Architects
136 Lower George's Street
Dun Laoighaire
Co. Dublin

2nd Of APRIL 2026

RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) -EX31/2026 for Francis Devlin

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,


ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.





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DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT
2000 AS AMENDED

Applicant: Francis Devlin

Location: The Old Forge, Forge Road, Enniskerry

Reference Number: EX 31/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/351

A question has arisen as to whether “*the construction of a single storey storage structure of 17sqm to the rear of the dwelling*” at The Old Forge, Forge Road, Enniskerry, Co. Wicklow is or is not exempted development.

Having regard to:

- a) The details submitted with the Section 5 Declaration application
- b) Architectural Heritage Protection Guidelines for Planning Authorities
- c) Planning Permission PRR 20/665
- d) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- e) Article 5, 6, 9 and Schedule 2, Class 3 of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

- i. The construction of a garden room 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 Architectural Heritage Protection Guidelines identifies that curtilage, which is not defined by legislation, can be taken to be the parcel of land immediately associated with that structure and which is (or was) in use for the purposes of the structure.
- iii. From review of the planning history of the Forge, in particular its conversion to a dwelling under PRR 20/665, and the historic lands associated with the Forge, coupled with the clear demarcation between the lands which formed part of PRR 20/665 and the lands to the north west which are demarked by level changes and trees, that these lands are not immediately associated with the Forge Structure, and were not in use for the purpose of the Forge structure and are therefore not part of the curtilage of the house.
- iv. The garden room structure would not come within the description set out under Class 1 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001 as the structure is not located within the curtilage of the house.

The Planning Authority considers that “the construction of a single storey storage structure of 17sqm to the rear of the dwelling” at The Old Forge, Forge Road, Enniskerry, Co. Wicklow is development and IS NOT exempted development.

Signed: 
ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Date: 02/04/2026



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/351

Reference Number: EX 31/2026

Name of Applicant: Francis Devlin

Nature of Application: Section 5 Referral as to whether "*the construction of a single storey storage structure of 17sqm to the rear of the dwelling*" is or is not development and is or is not exempted development.

Location of Subject Site: The Old Forge, Forge Road, Enniskerry, Co. Wicklow

Report from: Lyndsey Blackmore, EP, Edel Bermingham, T/SP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "*the construction of a single storey storage structure of 17sqm to the rear of the dwelling*" at The Old Forge, Forge Road, Enniskerry, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

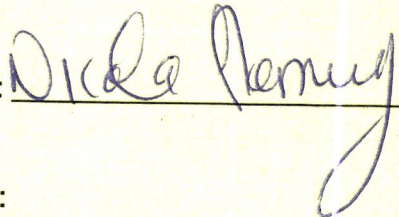
- a) The details submitted with the Section 5 Declaration application
- b) Architectural Heritage Protection Guidelines for Planning Authorities
- c) Planning Permission PRR 20/665
- d) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- e) Article 5, 6, 9 and Schedule 2, Class 3 of the Planning and Development Regulations 2001 (as amended)

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- i. The construction of a garden room 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 Architectural Heritage Protection Guidelines identifies that curtilage, which is not defined by legislation, can be taken to be the parcel of land immediately associated with that structure and which is (or was) in use for the purposes of the structure.
- iii. From review of the planning history of the Forge, in particular its conversion to a dwelling under PRR 20/665, and the historic lands associated with the Forge, coupled with the clear demarcation between the lands which formed part of PRR 20/665 and the lands to the north west which are demarked by level changes and trees, that these lands are not immediately associated with the Forge Structure, and were not in use for the purpose of the Forge structure and are therefore not part of the curtilage of the house.
- iv. The garden room structure would not come within the description set out under Class 1 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001 as the structure is not located within the curtilage of the house.

Recommendation

The Planning Authority considers that "*the construction of a single storey storage structure of 17sqm to the rear of the dwelling*" at The Old Forge, Forge Road, Enniskerry, Co. Wicklow is development and is not exempted development as recommended in the planning reports.

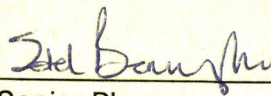
Signed: 

Date: 30/03/2026

ORDER:

I HEREBY DECLARE:

THAT "*the construction of a single storey storage structure of 17sqm to the rear of the dwelling*" at The Old Forge, Forge Road, Enniskerry, Co. Wicklow is **development and is not exempted development** within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: 

T/Senior Planner

Planning, Economic & Rural Development

Date: 21/4/2026

Section 5 Application EX31 /2026

Date : 20th March 2026

Applicant : Francis Devlin

Address : The Old Forge, Enniskerry

Exemption: Whether or not :

Construction of single storey garden room of 17sqm on lands adjoining the Old Forge

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



Planning History :

Relevant legislation :

Planning and Development Act 2000 (as amended)

“habitable house” means a house which—

(a) is used as a dwelling,

(b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or

(c) was provided for use as a dwelling but has not been occupied;

"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, and

(b) in relation to a protected structure or proposed protected structure, includes—

(i) the interior of the structure,

(ii) the land lying within the curtilage of the structure,

(iii) any other structures lying within that curtilage and their interiors, and

(iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in *subparagraph (i) or (iii)*;

"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 :

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 5

"house" does not, as regards development of classes 1, 2, 3, 4, 6(b)(ii), 7 or 8 specified in column 1 of Part 1 of Schedule 2, or development to which articles 10(4) or 10(5) refer, include a building designed for use or used as 2 or more dwellings or a flat, an apartment or other dwelling within such a building;

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 3

The construction, erection or placing **within the curtilage** of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

Limitations

1. No such structure shall be constructed, erected or placed forward of the front wall of a house.
2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.
3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.
4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.
5. 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.
6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

Assessment :

The application seeks a declaration as to whether a single storey garden room on lands recently acquired is exempted development within the meaning of the Planning and Development Acts 2000 (as amended). The applicant has stated that Schedule 2 Part 1 Class 3 is relevant in relation to the assessment.

The applicant has submitted drawings showing a proposed structure of 3m in height. From the drawings the area is indicated as 5.3m * 3.2 m a total floor area of c. 17sqm.

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

Class 3: Part 1 : Schedule 2 is the relevant exemption with respect to the provision of extensions. This exemption is for :

The construction, erection or placing **within the curtilage** of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

The garden room would come within the description set out above. However, it is noted that the lands on which it is proposed to situate the garden room are not within the original curtilage of the existing dwelling, but recently acquired lands outside of the original site boundary to the northwest.

This is effectively a separate site and therefore the garden room cannot be considered to be within the curtilage of the dwelling.

In addition there are a number of limitations i.e.

Limitation 1. – Structure is not placed forward of the front wall of a house

Limitation 2 – The shed is below 25sqm at 17sqm

Limitation 3 – will not reduce POS to rear below 25sqm

Limitation 4 – Finishes do not match those of existing dwelling.

Limitation 5 –would meet height criteria.

Limitation 6- Not for human habitation. -proposed building is stated as a garden room

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 single storey storage structure of 17sqm to the rear of dwelling

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

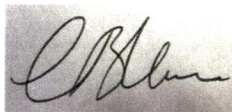
The Planning Authority consider that the garden room to side/rear of the old Forge Eniskerry, Co. Wicklow is development and is **Not** exempted development.

Main Considerations with respect to Section 5 Declaration :

- a) The details submitted with the Section 5 Declaration application
- b) Architectural Heritage Protection Guidelines for Planning Authorities
- c) Planning Permission PRR 20/665
- d) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- e) Article 5, 6, 9 and Schedule 2, Class 3 of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration :

- i. The construction of a garden room 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 Architectural Heritage Protection Guidelines identifies that *curtilage which is not defined by legislation, can be taken to be the parcel of land immediately associated with that structure and which is (or was) in use for the purposes of the structure.*
 - iii. From review of the planning history of the Forge, in particular its conversion to a dwelling under PRR 20/665, and the historic lands associated with the Forge, coupled with the clear demarcation between the lands which formed part of PRR 20/665 and the lands to the north west which are demarked by level changes and trees, that these lands are not immediately associated with the Forge Structure, and were not in use for the purpose of the Forge structure and are therefore not part of the curtilage of the house.
- The garden room is not considered to be positioned within the curtilage of the dwelling
- iv. ~~iii.~~The garden room structure would not come within the description set out under Class 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, and this development would not come within the provisions of Schedule 2, Class 3 : Part 3 of the Planning and Development Regulations, 2001 as the structure is not located within the curtilage of the house.



Lyndsey Blackmore
Executive Planner
26/03/2026

26/3/2026

The Architectural Heritage Protection identifies that *'The notion of curtilage is not defined by legislation, but for the purposes of these guidelines it can be taken to be the parcel of land immediately associated with that structure and which is (or was) in use for the purposes of the structure'.*

The Forge Structure was converted in c. 2021 to use as a dwelling under PRR 20/665, at that time the boundary of the site as identified in the Site layout would not have included the lands to the northwest, where the proposed garden room is to be located. It is also clear that historically that these adjoining lands were not part of the curtilage of the forge building. There is also a clear demarcation between the lands to the north west and the lands associated with the Forge i.e. the changes in levels and the existing tree boundary. It is therefore concluded that the parcel of land where the garden shed is to be located is not immediately associated with the Forge Structure and was not in use for the purpose of this structure historically. Therefore, the proposed shed is not located within the curtilage of the dwelling and does not come within the description under Class 3. I would therefore concur with the report of the Ex Planer as amended.

J.H. Cunningham T/Sr

26/3/2026

MEMORANDUM

WICKLOW COUNTY COUNCIL

**TO: Lyndsey Blackmore
Executive Planner**

**FROM: Aoife Kinsella
Clerical Officer**

**RE: - EX31/2026 - 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 10/03/2026.

The due date on this declaration is the 06/04/2026.

Aoife Kinsella

**Clerical Officer
Planning Development & Environment**



COMHAIRLE CONTAE CHILL Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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Martin Noone Architect
136 Lower George's Street
Dun Laoghaire
Co. Dublin


11th of March 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX31/2026 for Francis Devlin

A Chara

I wish to acknowledge receipt on 10/03/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 06/04/2026.

Mise, le meas



Aoife Kinsella
Clerical Officer
Planning, Economic & Rural Development



MARTIN NOONE ARCHITECT

136 Lr. Georges St., Dun Laoghaire, Co. Dublin.

Tel: 284 1607

Fax: 284 2172



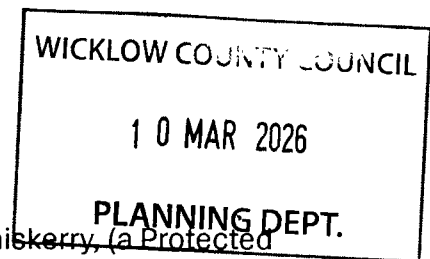
The Planning Officer,
Wicklow County Council,
County Buildings,
Wicklow.

26/02/2026

Reference, Application for Section 5 Declaration.

Dear Sir/ Madam,

On behalf of my Client, Mr Frank Devin of The Old Forge, Enniskerry, (a Protected Structure), I wish to submit an application for a declaration in accordance with Section 5 of the Planning Acts 2000 that the construction of a garden room/studio of approximately 17 square metres on lands he recently acquired, adjoining the Old Forge but not originally part of it or it's former curtilage, is Exempted Development.



While the construction of a garden room of 25 square metres or less is normally regarded as exempted development once the other parameters are met, exemption is not available to such development within the curtilage of a protected structure. However, the protected curtilage assigned to the old Forge at the time of application for Planning Permission to restore and develop the property, reference Pl 20/665, did not nor does include or extend to the lands recently acquired by Mr Devin. It is on these lands, now part of the overall property that it is hoped to install the garden room/studio.

I attach a series of site layout drawings which show the evolution of the Forge from an active forge to its current use as a dwelling and also shows the changes in site boundary from the 1940s to the present.

Drawing reference (L9)- 05 shows the footprint of the original forge structure together with its attendant site boundaries before any changes or extensions were made to the structure. This boundary position was deemed in the Planning Application for restoration etc, to be the curtilage of the protected structure. Also noted on the drawing is the position of the earlier historic boundary to the Forge property prior to the 1940s which would then, in similar circumstances to this have most likely constituted the curtilage boundary. The position of the proposed garden room/studio is shown also for reference.

Drawing reference L(9-)06 shows the situation at the development and extension of the Old Forge into a dwelling, with the site/curtilage boundary unchanged. The position of the proposed garden room/studio is shown also for reference.

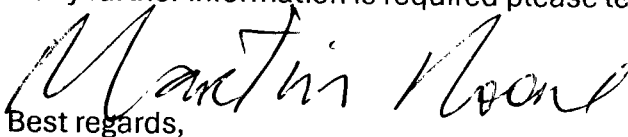
Drawing number L(9-)07 shows the recently acquired lands to the north of the original/previous site of the extended Forge. The position of the proposed garden room is shown located in these lands and outside what was regarded as the curtilage of the protected structure. Separation distances are also indicated.

The proposed location of the garden room is in the midst of mature woodland which offers excellent cover and screening from the Forge and the public road, and the proposed cladding of charred timber will ensure that the structure is not prominent within its setting. An image of the type of finish proposed is attached to the application form. Drawing number L(--)-501, gives an approximation of the design and appearance of the proposed structure and this will be developed further once clarification of the planning exemption status is made.

The applicants bona-fides regarding his respect for the historic structure of the Old Forge are well proven in the high standard conservation and development carried out and it is his wish that the same will apply in the proposed garden room development.

Completed application form, site location map and fee cheque are also attached.

If any further information is required please let me know.


Best regards,

Martin Noone.

Wicklow County Council
County Buildings
Wicklow
0404-20100

10/03/2026 11 07 15

Receipt No L1/0/360259
***** REPRINT *****

FRANCIS DEVLIN
THE OLD FORGE
FOLAR ROAD
ENNISKERRY
CO WICKLOW

EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total 80 00 EUR

Tendered
Cheque 80 00
OLD FORGE ENNISKERRY

Change 0 00

Issued By Ruth Graham
From Customer Service Hub
Vat reg No 0015233H



Wicklow County Council
County Buildings
Wicklow
Co Wicklow
Telephone 0404 20148
Fax 0404 69462

Office Use Only

Date Received _____

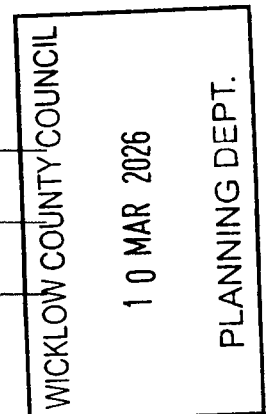
Fee Received 0€

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

1. Applicant Details

(a) Name of applicant: FRANCIS DUNN
Address of applicant: THE OLD FOLAK
FOLAK ROAD PENNERSHALL

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



2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) MARTIN NOONAN ARCHITECT.
Address of Agent: 136 LOWER GEORGES ST
DUN LAOGHAIRE, CO DUBLIN.

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

3. Declaration Details

i. Location of Development subject of Declaration THE OLD FERRIS
FERRIS ROAD ENNISERRY
CO WICKLOW.

ii. Are you the owner and/or occupier of these lands at the location under i. above ?
Yes/ No. No.

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier _____

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration _____
SEE ATTACHED DOCUMENT/LETTER.

Additional details may be submitted by way of separate submission.

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration SI 116/2021
EXEMPTED DEVELOPMENT SI 690/2001 EXEMPTED DEVELOPMENT.
SCHEDULE 2. PART 1 CLASS 5 DEVELOPMENT

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) ? IT IS CLOSE TO THE FORMER CURTILAGE BUT OUTSIDE IT, ON NEWLY ACQUIRED LANDS.

vii. List of Plans, Drawings submitted with this Declaration Application _____

EXISTING SITE PLAN ORDINANCE SURVEY MAP OS. 01.
SITE PLAN OF ORIGINAL FOGAR 1-200 - (G-) 05
SITE PLAN OF RESTORED & EXTENDED FOGAR 1-200 (G-) 06
SITE PLAN SHOWING NEWLY ACQUIRED PROPERTY (G-) 07.

viii. Fee of € 80 Attached ? YES.

Signed : Mark Moore Dated : 26/03/2026.
Agent.

Additional Notes :

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below :

- A. Extension to dwelling - Class 1 Part 1 of Schedule 2 N/A.
- Site Location Map ✓
 - Floor area of structure in question - whether proposed or existing. ✓
 - Floor area of all relevant structures e.g. previous extensions. N/A
 - Floor plans and elevations of relevant structures.
 - Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc. ✓

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still

governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000(as amended) there is a certification process with respect to land reclamation works as set out under the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

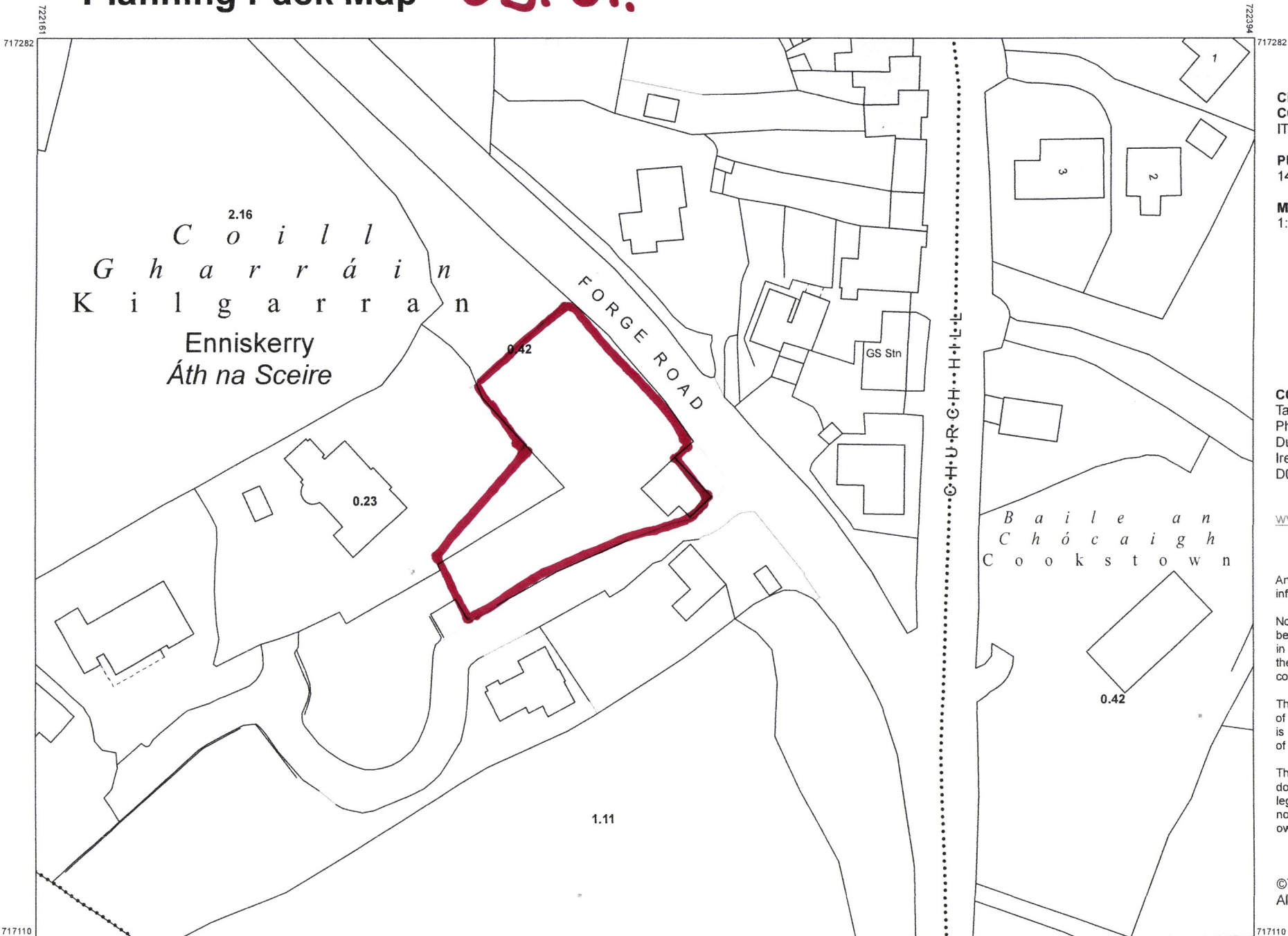
C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
- Details of gross floor area of structures of similar type within the same farmyard complex or within 100metres of that complex.

Planning Pack Map 05.01.



Tailte Éireann



CENTRE COORDINATES:
ITM 722278,717196

PUBLISHED: 14/10/2025
ORDER NO.: 50496290_1

MAP SERIES: 1:2,500
MAP SHEETS: 3567-D

COMPILED AND PUBLISHED BY:
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D08F6E4

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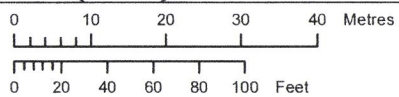
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OUTPUT SCALE: 1:1,000

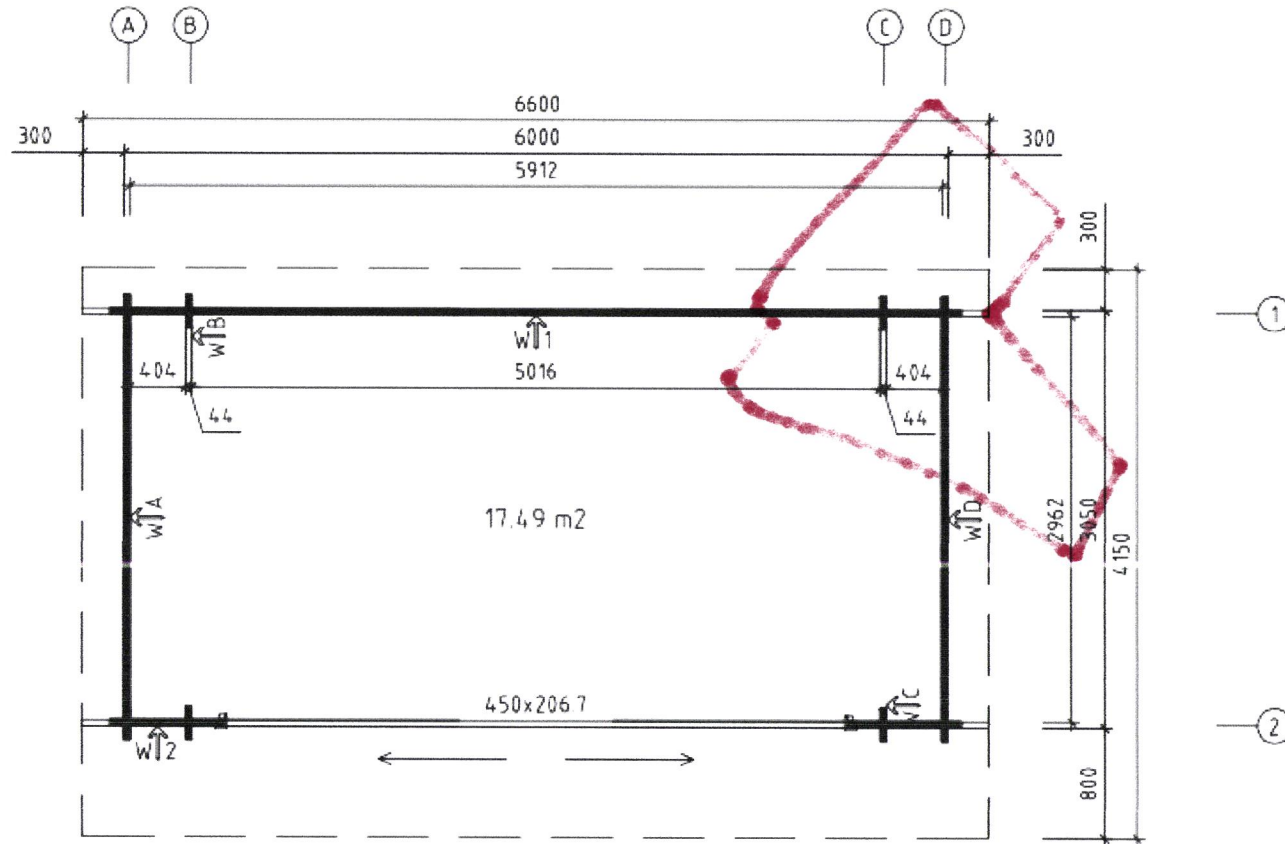
CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'



05.01.

INCLUDED AS STANDARD:



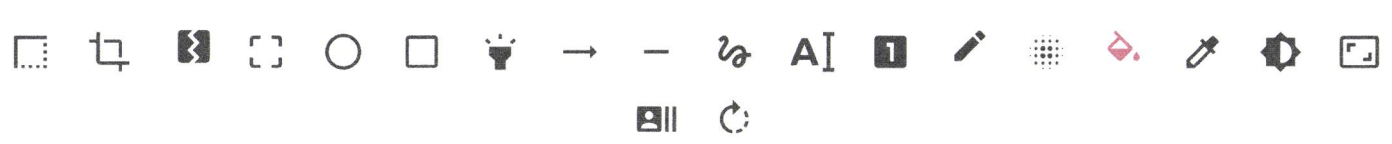
Leisure Garden Room Starla 44 E ALU | 6.6 x 4.2m (21'8" x 13'9")

TOTAL:
(€9,136.00)

CLASS 3

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

1. No such structure shall be constructed, erected or placed forward of the front wall of a house.
2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.
3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.
4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.
5. 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.
6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.



Done [Contribute](#)
?
⚙



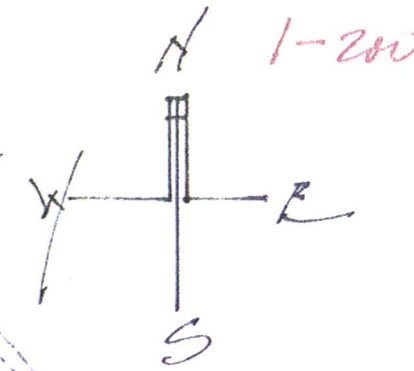
MARTIN NOONE ARCHITECT. 156 WICKLOW ST DUBLIN 12




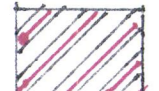
EXISTING NEW DWELLING AT THE OLD FORGE ENNISKERRY

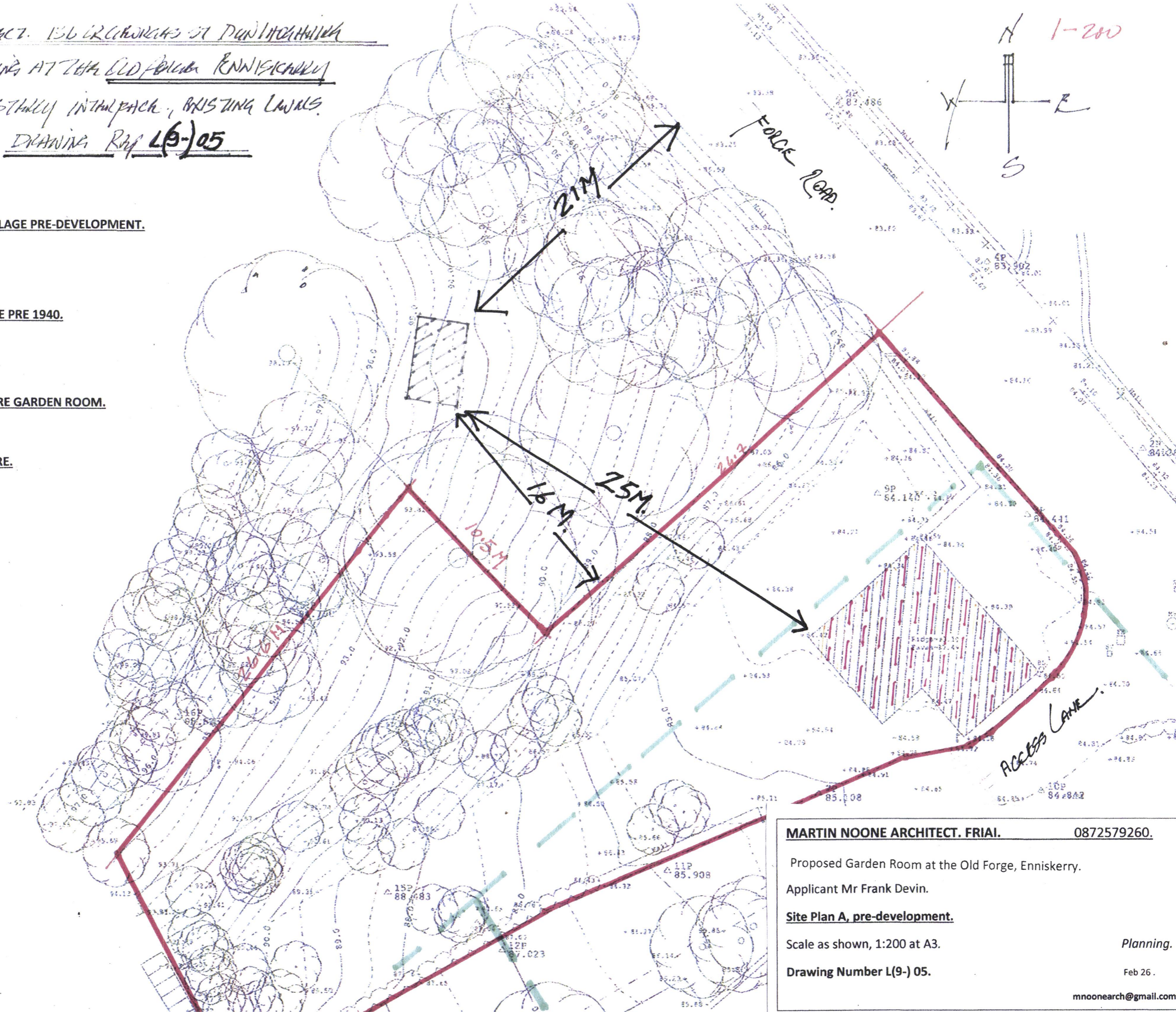
SITE BOUNDARY, NEARLY INTACT, EXISTING LINES.

SCALE 1:200.

DRAWING REF L(9)-05



-  OLD FORGE SITE CURTILAGE PRE-DEVELOPMENT.
-  OLD FORGE CURTILAGE PRE 1940.
-  PROPOSED 17 sq METRE GARDEN ROOM.
-  PROTECTED STRUCTURE.



MARTIN NOONE ARCHITECT. FRIAL. 0872579260.

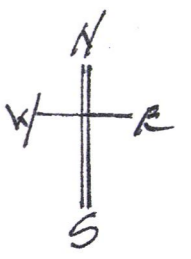
Proposed Garden Room at the Old Forge, Enniskerry.
 Applicant Mr Frank Devin.

Site Plan A, pre-development.

Scale as shown, 1:200 at A3.

Drawing Number L(9)-05.

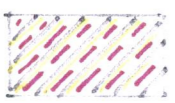
Planning.
Feb 26.
mnoonearch@gmail.com



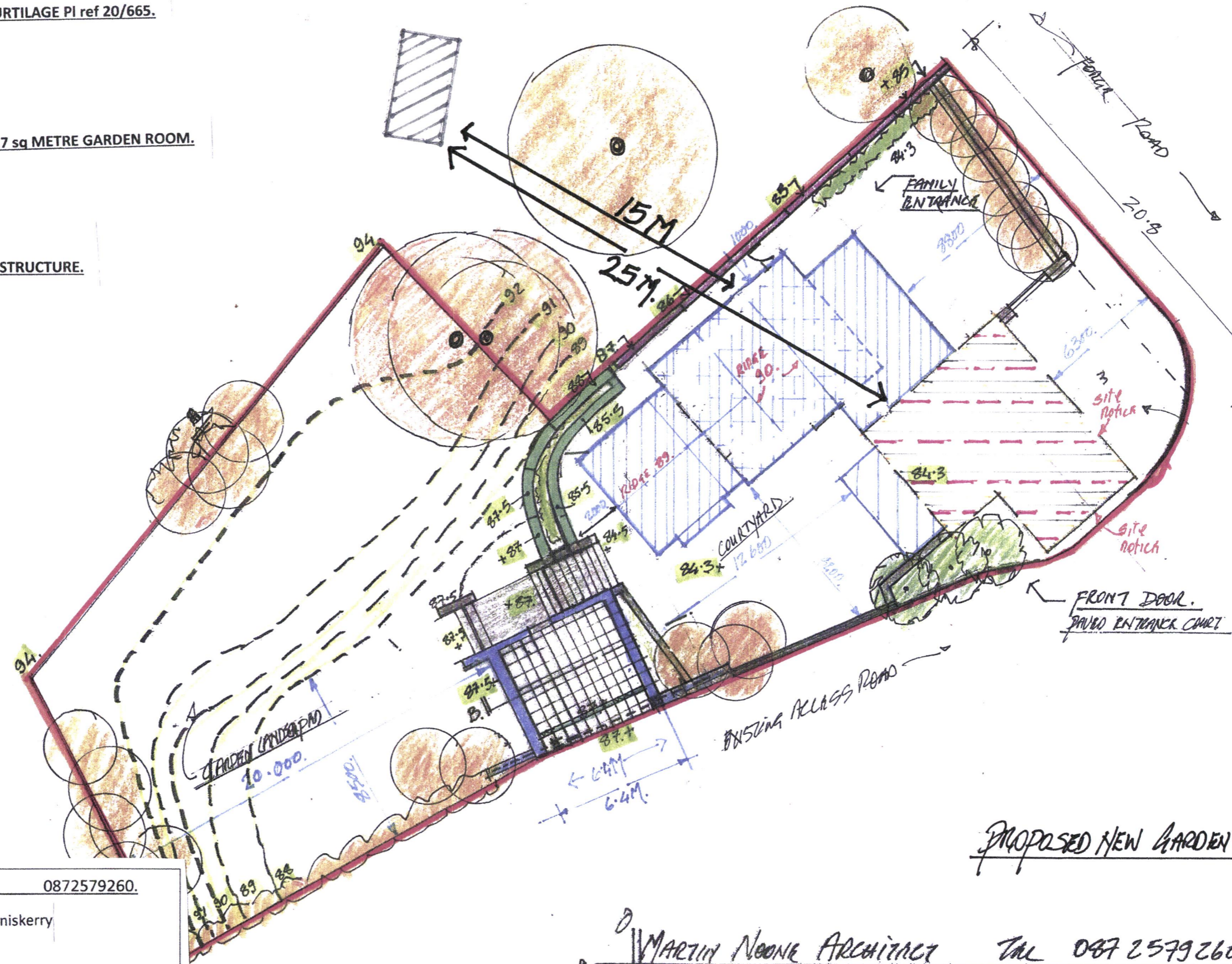
OLD FORGE CURTILAGE PI ref 20/665.



PROPOSED 17 sq METRE GARDEN ROOM.



PROTECTED STRUCTURE.



PROPOSED NEW GARDEN ROOM.

MARTIN NOONE ARCHITECT. FRIAI. 0872579260.

Proposed Garden Room at the Old Forge, Enniskerry
 Applicant Mr Frank Devin.

Site Plan B, development, PI 20/665.

Scale as shown, 1:200 at A3. Planning.

Drawing Number L(9-) 06. Feb 26.

mnoonearch@gmail.com

MARTIN NOONE ARCHITECT TEL 087 2579260






EXISTING NEW DWELLING AT THE OLD FORGE ENNISKERRY

SITE LAYOUT, NEW CURTILAGE

SCALE 1-200

Dwg No L(9-)06. (A) (REVISED 2020.)

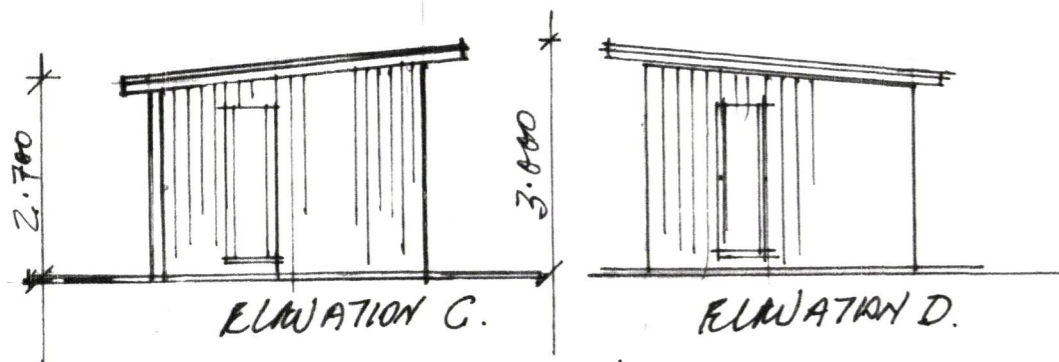
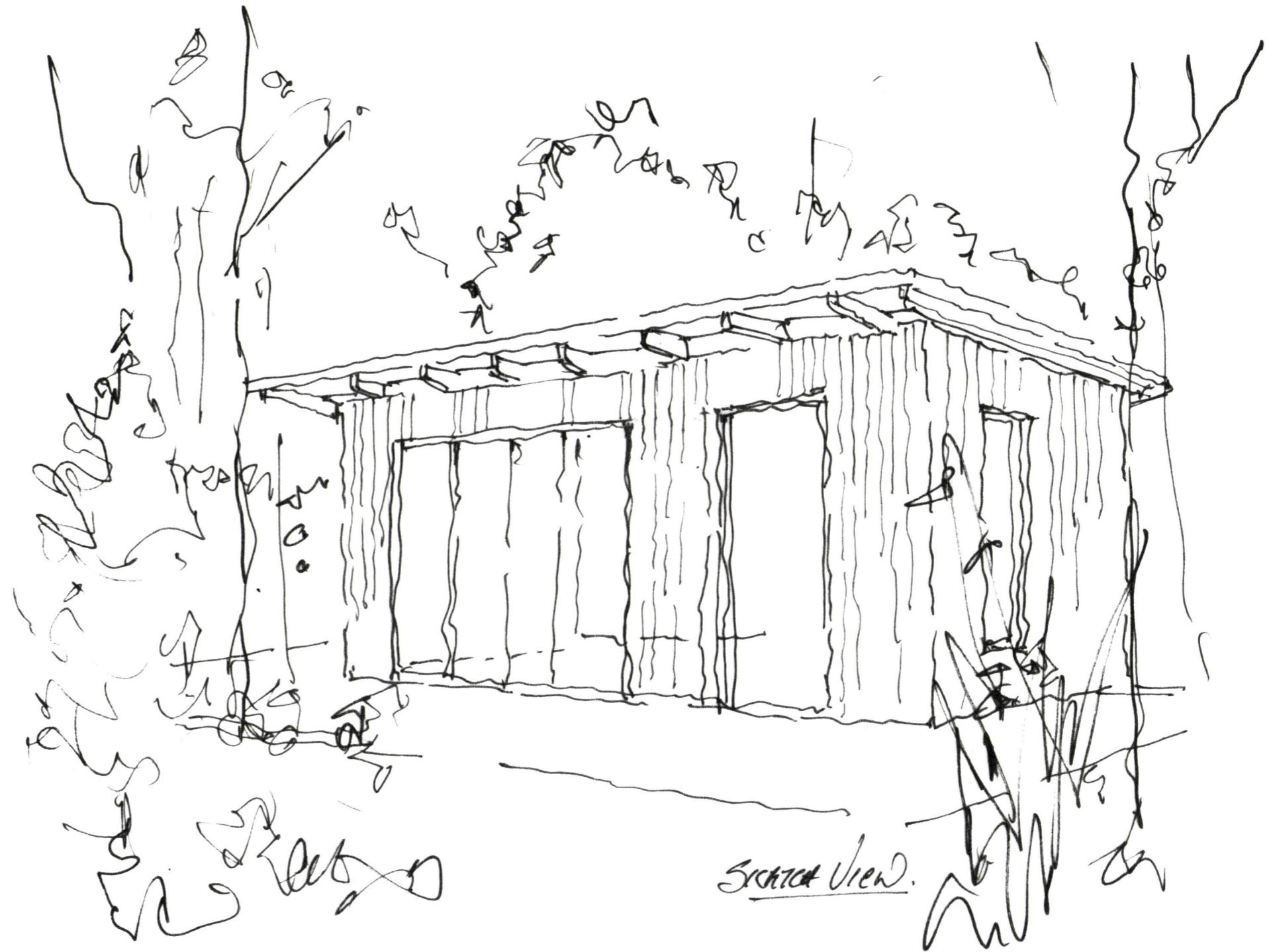
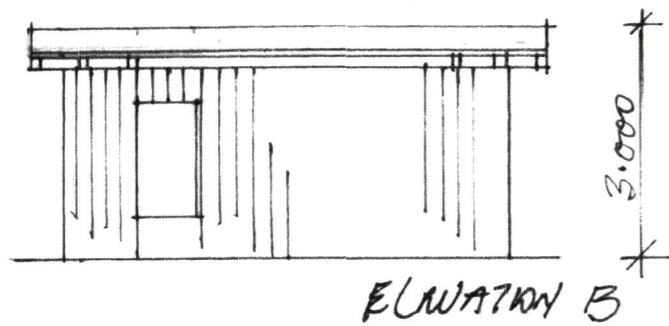
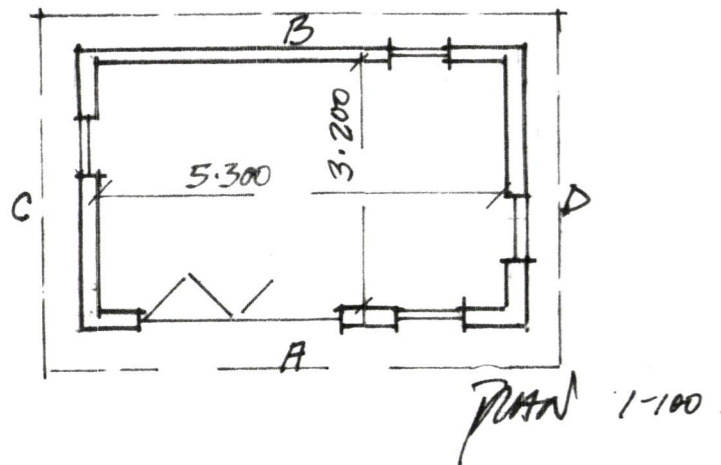
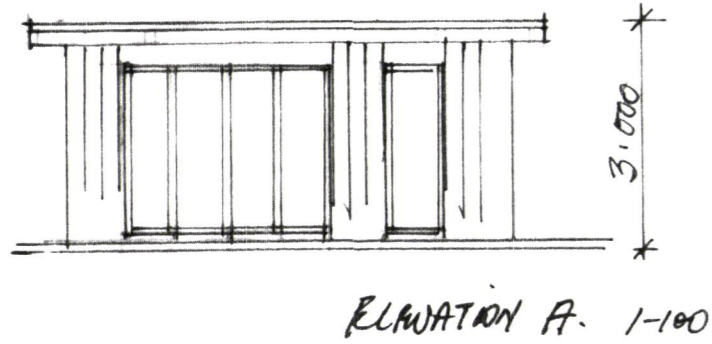


-  CURRENT EXTENT OF APPLICANTS LANDS.
-  CURTILAGE/BOUNDARY AT PI 20/665.
-  PROPOSED 17 sq METRE GARDEN ROOM.
-  PROTECTED STRUCTURE.
-  EXISTING EXTENSION, PL 20/665.

1-250
A3.

MARTIN NOONE ARCHITECT. FRIAL. 0872579260.
 Proposed Garden Room at the Old Forge, Enniskerry.
 Applicant Mr Frank Devin.
Site Plan C, Enlarged Site.
 Scale as shown, 1:250 at A3.
Drawing Number L(9-) 07.

Planning.
Feb 26.
mnoonearch@gmail.com



MARTIN NOONE ARCHITECT. FRIAI. 0872579260.

Proposed Garden Room at the Old Forge, Enniskerry.

Applicant Mr Frank Devin.

Proposed Plan, Elevations & Sketch View.

Scale as shown, 1:100 at A3.

Preliminary sketch proposal.

Drawing Number L(-) 501.

Oct 25.

mnoonearch@gmail.com