



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

Noreen Quinn
200 Redford Park
Greystones
Co. Wicklow
A63 F578

17th

September 2025

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000
(As Amended) – EX91/2025**

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 Bord Pleanála of such fee as may be prescribed, refer a declaration for review by the Board within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,

**ADMINISTRATIVE OFFICER
PLANNING, ECONOMIC & RURAL DEVELOPMENT**



Comhairle Contae Chill Mhantáin Wicklow County Council

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

Applicant: Noreen Quinn

Location: 200 Redford Park, Greystones, Co. Wicklow

Reference Number: EX 91/2025

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/1016

A question has arisen as to whether “ground floor rear extension” at 200 Redford Park, Greystones, Co. Wicklow is or is not exempted development.

Having regard to:

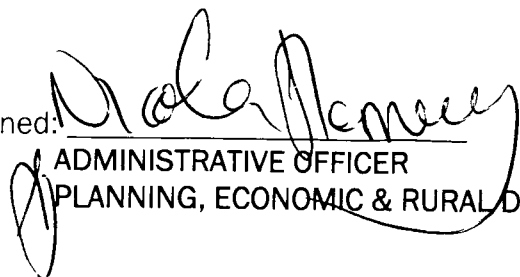
- The details received with this Section 5 application (EX91/2025) on the 27th August 2025.
- Sections 2, 3, and 4 of the Planning and Development Act 2000(as amended).
- Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- The existing rear ground floor extension comprising of a floor area of 38.64sqm all to the rear of a single storey semi detached dwelling is development having regard to the definition of works set out in Section 2 and provisions of Section 3 of the Planning and Development Act 2000 (as amended).
- The existing rear ground floor extension comprising of a floor area of 38.64sqm all to the rear of a single storey semi detached dwelling accords with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) and therefore is exempted development.

The Planning Authority considers that “ground floor rear extension” at 200 Redford Park, Greystones, Co. Wicklow is development and is exempted development

Signed:



ADMINISTRATIVE OFFICER
PLANNING, ECONOMIC & RURAL DEVELOPMENT

Dated 17th September 2025

WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)

SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/1016

Reference Number: EX 91/2025

Name of Applicant: Noreen Quinn

Nature of Application: Section 5 Referral as to whether or not "ground floor rear extension" is or is not development and is or is not exempted development.

Location of Subject Site: 200 Redford Park, Greystones, Co. Wicklow

Report from Andrew Spencer, EP & Edel Bermingham, A/SP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "ground floor rear extension" at 200 Redford Park, Greystones, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Having regard to:

- The details received with this Section 5 application (EX91/2025) on the 27th August 2025.
- Sections 2, 3, and 4 of the Planning and Development Act 2000(as amended).
- Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended).

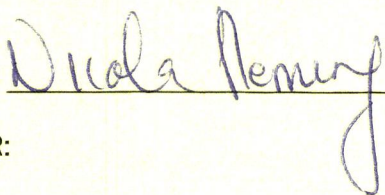
Main Reason with respect to Section 5 Declaration:

- The existing rear ground floor extension comprising of a floor area of 38.64sqm all to the rear of a single storey semi detached dwelling is development having regard to the definition of works set out in Section 2 and provisions of Section 3 of the Planning and Development Act 2000 (as amended).
- The existing rear ground floor extension comprising of a floor area of 38.64sqm all to the rear of a single storey semi detached dwelling accords with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) and therefore is exempted development.

Recommendation:

The Planning Authority considers that "ground floor rear extension" at 200 Redford Park, Greystones, Co. Wicklow is development and is exempted development as recommended in the report by the A/SP.

Signed



Dated 17th day of September 2025

ORDER:

I HEREBY DECLARE:

That "ground floor rear extension" at 200 Redford Park, Greystones, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed:


A/Senior Planner

Planning, Economic & Rural Development

Dated 17th day of September 2025



**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

Section 5 – Application for declaration of Exemption Certificate

REF: EX 91/2025
NAME: NOREEN QUINN
DEVELOPMENT: GROUND FLOOR REAR EXTENSION
LOCATION: 200 REDFORD PARK GREYSTONES

Google Earth Photo:



The Site: Existing single storey semi detached house, at Redford Park housing development Greystones.

Planning History (subject site): None post original overall development permission.

Question:

The applicant has applied to see whether or not the following is or is not development; and is or is not exempted development:

- 1) Existing ground floor extension comprising of a floor area of 38.64sqm all to the rear of a single storey semi detached dwelling.

Legislative Context:

Planning and Development Act, 2000 (as amended):

Section 3(1) of the Act states the following in respect of 'development':

"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 2(1) of the Act states the following in respect of the following:

'Works' include "Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal..."

Section 4 sets out the types of works that while considered 'development', can be considered 'exempted development' for the purposes of the Act.

-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 details a number of circumstances under which the development to which Article 6 relates shall not be exempted development for the purposes of the Act - *None are considered applicable in this instance.*

Schedule 2: Part 1

<p>CLASS 1</p> <p>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</p>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.</p> <p>(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</p> <p>2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.</p> <p>(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.</p> <p>(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</p> <p>(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed</p>
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	<p>extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</p> <p>5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p> <p>(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
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Assessment:

The first assessment must be whether or not the proposal outlined above constitutes development within the remit of Section 3 of the Planning and Development Act 2001. In this regard, Section 3 of the Planning and Development Act provides that:

“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.

It should be noted that Section 2 of the Act defines works as:

“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.

I am satisfied that the construction of a single storey extension comprising an area of 38.64sqm all to the rear of a semi detached dwelling involves works and therefore constitutes development.

The second assessment is to determine whether or not the works would be exempted development under the Planning and Development Act 2000 (as amended) or it's associated Regulations.

The development is the type of development which could come under Class 1 of the Planning & Development Regulations 2001.

Development Description:

- 1) Existing ground floor extension comprising of a floor area of 38.64sqm all to the rear of a single storey semi detached dwelling.

Relevant Conditions and Limitations:

1. (a) Floor area does not exceed 40 square metres? **Yes.**
- (b) First floor area doesn't exceed 12sqm for semidetached dwelling? **n/a.**

2. Total area of extensions since 1/10/1964 doesn't exceed 40sqm? **Yes.**
3. Above ground floor extension not less than 2m from boundary wall? **n/a.**
4. (a) Height of the walls of any such extension shall not exceed the height of the rear wall of the house? – **Yes.**
5. Open space to the rear of the house reduced to less than 25 square metres? **No.**
6. (a) Window proposed at ground level not less than 1 metre from the boundary it faces? **Yes**
- (b) Window proposed above ground level not less than 11 metres from the boundary it faces? **n/a**
7. Roof used as balcony or roof garden? **No.**

Recommendation:

As the proposed extension meets the relevant conditions and limitations as above it is considered as a consequence that the proposed development comes within the scope of Schedule 2 Part 1 Class 1 of the Planning and Development Regulations 2001 (as amended). With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether or not an existing rear ground floor extension comprising of a floor area of 38.64sqm all to the rear of a single storey semi detached dwelling at 200 Redford Park Greystones Co. Wicklow is or is not development and is or is not exempted development:

The Planning Authority considers that the existing rear ground floor extension comprising of a floor area of 38.64sqm all to the rear of a single storey semi detached dwelling is development and **is** exempted development.

Main Considerations with respect to Section 5 Declaration:

- The details received with this Section 5 application (EX91/2025) on the 27th August 2025.
- Sections 2, 3, and 4 of the Planning and Development Act 2000(as amended).
- Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- 1) The existing rear ground floor extension comprising of a floor area of 38.64sqm all to the rear of a single storey semi detached dwelling is development having regard to *the* Section 3 of the Planning and Development Act 2000 (as amended), as set out in the documents lodged. *the*
- 2) The existing rear ground floor extension comprising of a floor area of 38.64sqm all to the rear of a single storey semi detached dwelling accords with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) and therefore is exempted development.

Handwritten signature of Andrew Spencer

Andrew Spencer
Executive Planner

16/9/2025

Handwritten signature of Paul Smith
16/9/2025

MEMORANDUM
WICKLOW COUNTY COUNCIL

TO: Andrew Spencer
Executive Planner

FROM: Danielle Gannon
Senior Staff Officer

**RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX91/2025**

I enclose herewith application for Section 5 Declaration received completed on 27th August 2025.

The due date on this declaration is 23rd September 2025.



Senior Staff Officer
Planning, Economic & Rural Development

27th August 2025

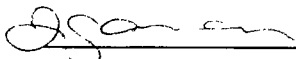
Noreen Quinn
200 Redford Park
Greystones,
Co. Wicklow
A63 F578

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Act 2000 (as amended). – EX91/2025 –

A Chara

I wish to acknowledge receipt on 27/08/2025 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 23/09/2025.

Mise, le meas



Senior Staff Officer
Planning, Economic & Rural Development

Danielle Gannon

From: Norah Quinn <norah.quinn@wicklowcoco.ie>
Sent: Wednesday 27 August 2025 10:20
To: Planning - Planning and Development Secretariat
Subject: Fwd: Section 5 Application for No 200 Redford Park Greystones.

External Sender - From: (Norah Quinn <norah.quinn@wicklowcoco.ie>
This message came from outside your organisation.

[Learn More](#)

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.
Ref 91/2025

----- Forwarded message -----

From: Norah Quinn
Date: Sun, Jul 27, 2025 at 9:42 PM
Subject: Section 5 Application for No 200 Redford Park Greystones.
To: <NFlemming@wicklowcoco.ie>

Name of Applicant : Noreen Quinn
Please see reply to (iv) 3. Declaration Details as requested.

Regards
Noreen Quinn

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 **I AM SEEKING AN EXEMPTION CERTIFICATE FOR EXISTING SINGLE STOREY EXTENSION (38.64SQM) TO REAR OF EXISTING DWELLING AT NO.200 REDFORD PARK , GREYSTONES**

Additional details may be submitted by way of separate submission.

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Comhairle Contae Chill Mhantáin Wicklow County Council

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

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Suíomh / Website: www.wicklow.ie

Noreen Quinn
200 Redford Park
Greystones
Co. Wicklow
A63 F578

25th August 2025

Re: Application for a Declaration in accordance with Section 5 of the Planning & Development Act 2000 (as amended) : - EX91/2025

A Chara

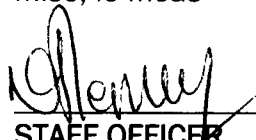
I wish to acknowledge receipt of your application for a declaration in respect of Section 5 for the above proposal on 25th July 2025. Email was forwarded on 25th July 2025 for which no reply has been received.

We received your Section 5 application form however this is incomplete as per our additional notes section: -

- Under 3. Declaration Details part iv you need state what question you are asking us. Can you advise what is the question you are asking us is exempt? It is an 'extension' if so you need to state what the proposed development is exactly.

Application is currently classed as incomplete and decision date cannot be noted until documentation is received.

Mise, le meas


STAFF OFFICER
PLANNING, ECONOMIC & RURAL DEVELOPMENT

Tuairim mearcair a bhí ann le h-ádhúlacht
This document is a carbon copy of the original document

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhíse, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development



We received your Section 5 application form however this is incomplete as per our additional notes

- Application is currently closed as we are not taking applications for this position at this time.

Staff Officer
Planning, Engineering & Development

Planning, Economic & Rural Development

WICKLOW COUNTY COUNCIL, COUNTY BUILDINGS, WICKLOW TOWN, A67 FW96
Ph: +353 (0)404 20148 | Email: enquiries@wicklowcoco.ie

Ph☎: +353 (0)404 20148 | ✉: nfleming@wicklowcoco.ie
Website: <http://www.wicklow.ie>

Website: <http://www.wicklow.ie>



Wicklow County Council
County Buildings
Wicklow
0404-20100

25/07/2025 13:52:54

Receipt No L1/0/349000
***** REPRINT *****

NOREEN QUINN
200 REDFORD PARK
GREYSTONES
CO WICKLOW

EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non vatable	

Total	80.00 EUR
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Tendered Cheque	80.00
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Change	0.00
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Issued By Annmarie Ryan
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 _____

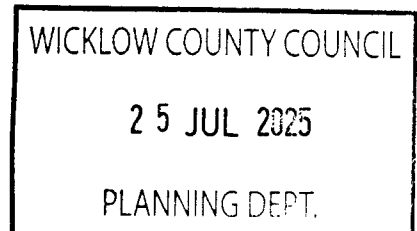
Fee Received _____

**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: Noreen Quinn
- Address of applicant: No.200 Redford Park , Greystones
Co. Wicklow , A63 F578

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



2. Agents Details (Where Applicable)

- (b) Name of Agent (where applicable) Noreen Quinn
- Address of Agent : No.200 Redford Park , Greystones
Co. Wicklow , A63 F578

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

3. Declaration Details

- i. Location of Development subject of Declaration NO.200 Redford Park ,
Greystones , Co. Wicklow , A63 F578

- ii. Are you the owner and/or occupier of these lands at the location under i. above
? Yes

- 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, an
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 _____

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 _____

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

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

_____ Q-1-1 Site Layout Plan

_____ Q-1-2 Floor Plans & Elevations

_____ Q-1-3 Site Location Map

viii. Fee of € 80 Attached ? YES

Signed : Morah Ruenn Dated : 25th July 2025

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

- Site Location Map
- Floor area of structure in question - whether proposed or existing.
- Floor area of all relevant structures e.g. previous extensions.
- Floor plans and elevations of relevant structures.
- Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

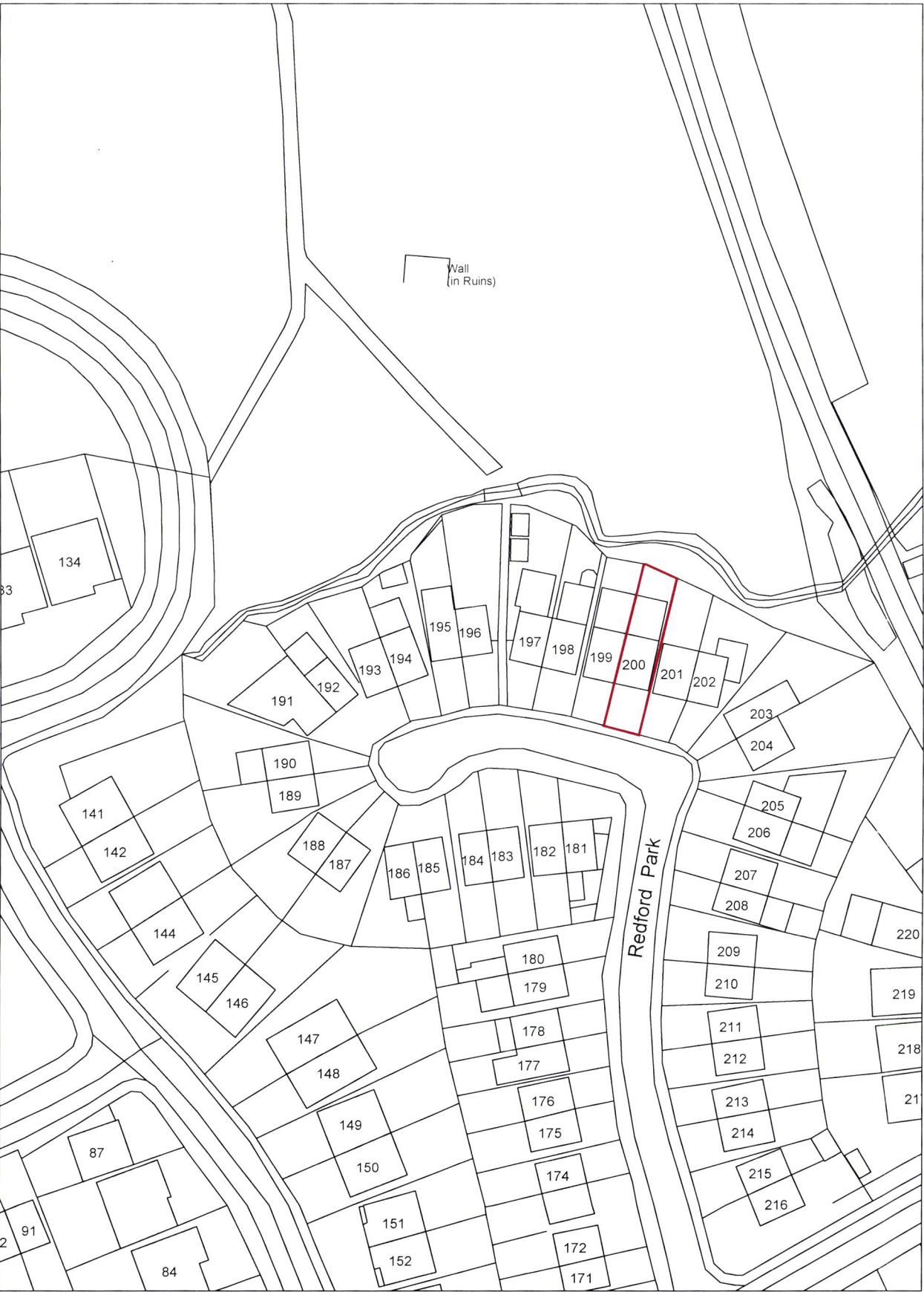
B. Land Reclamation -

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.



Description:
=====
Digital Cartographic Model (DCM)

Publisher / Source:
=====
Ordnance Survey Ireland (OSI)

Data Source / Reference:
=====
PRIME2

File Format:
=====
Autodesk AutoCAD (DWG_R2013)

File Name:
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v_50163813_1.dwg

Projection / Spatial Reference:
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Projection= IRENET95_Irish_Transverse_Mercator

Reference Index:
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Map Series / Map Sheets
1:1,000 / 3674-06
1:2,500 / 3674-A

Data Extraction Date:
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Date= 05-Jan-2021

Source Data Release:
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DCLMS Release V1.135.111

Product Version:
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Version= 1.3

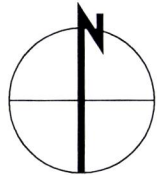
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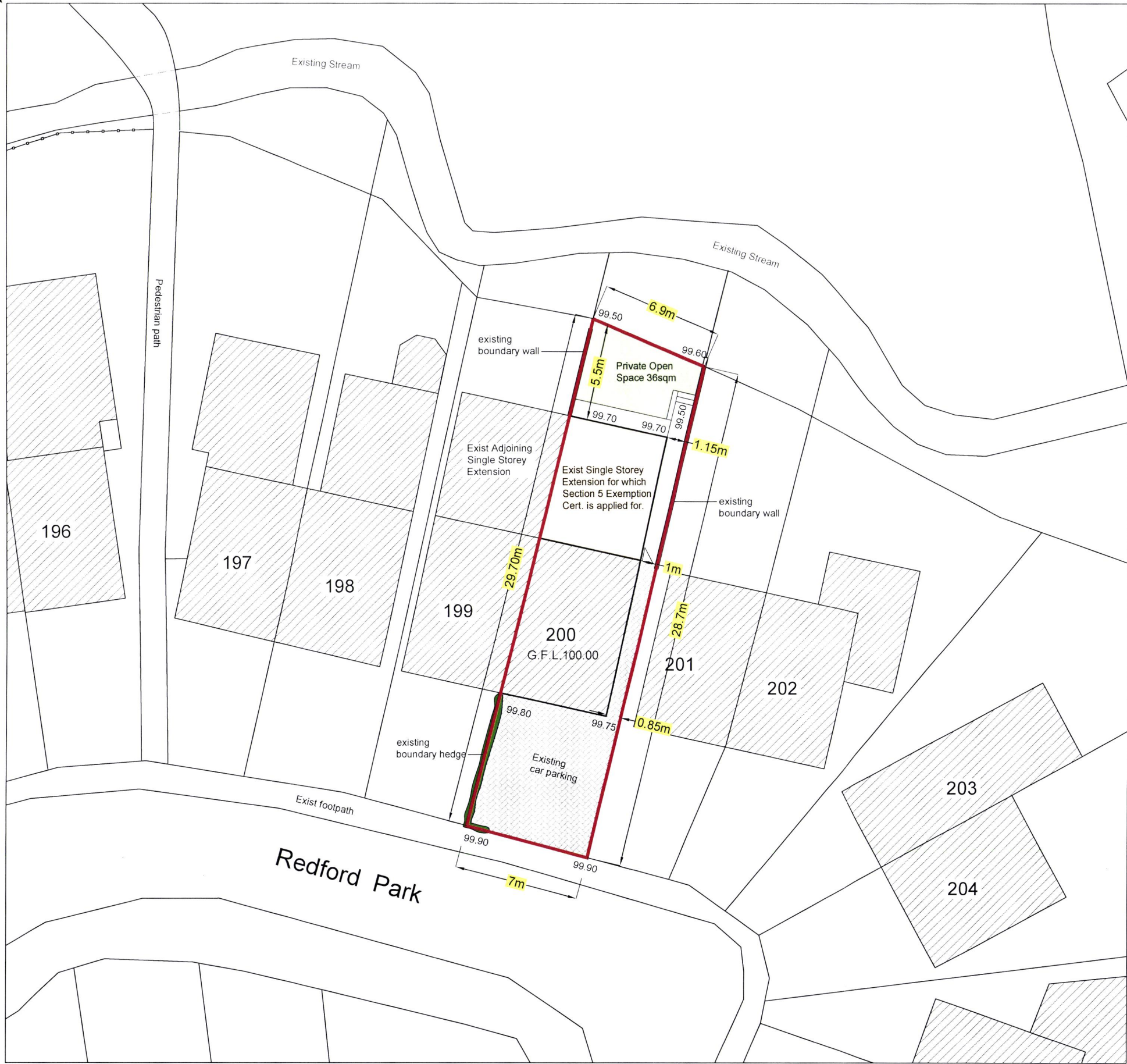
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Ireland, Phoenix Park, Dublin 8, Ireland.

Application Site boundaries edged Red

PROJECT		DRAWING NO. Q-1-3	
Property at no.200 Redford Park , Greystones , Co. Wicklow		REVISION NO.	
CLIENT	Noreen Quinn		
DESCRIPTION	Location Map		
STAGE	Section 5 Exemption	DATE	July 2025
SCALE	1 : 1000	DRAWN BY	xyz





Description:
=====

Digital Cartographic Model (DCM)

Publisher / Source:
=====

Ordnance Survey Ireland (OSI)

Data Source / Reference:
=====

PRIME2

File Format:
=====

Autodesk AutoCAD (DWG_R2013)

File Name:
=====

v_50163813_1.dwg

Projection / Spatial Reference:
=====

Projection= IRENET95_Irish_Transverse_Mercator

Reference Index:
=====

Map Series | Map Sheets
1:1,000 | 3674-06
1:2,500 | 3674-A

Data Extraction Date:
=====

Date= 05-Jan-2021

Source Data Release:
=====

DCLMS Release V1.135.111

Product Version:
=====

Version= 1.3

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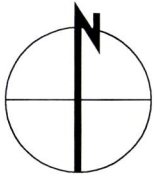
LEGEND

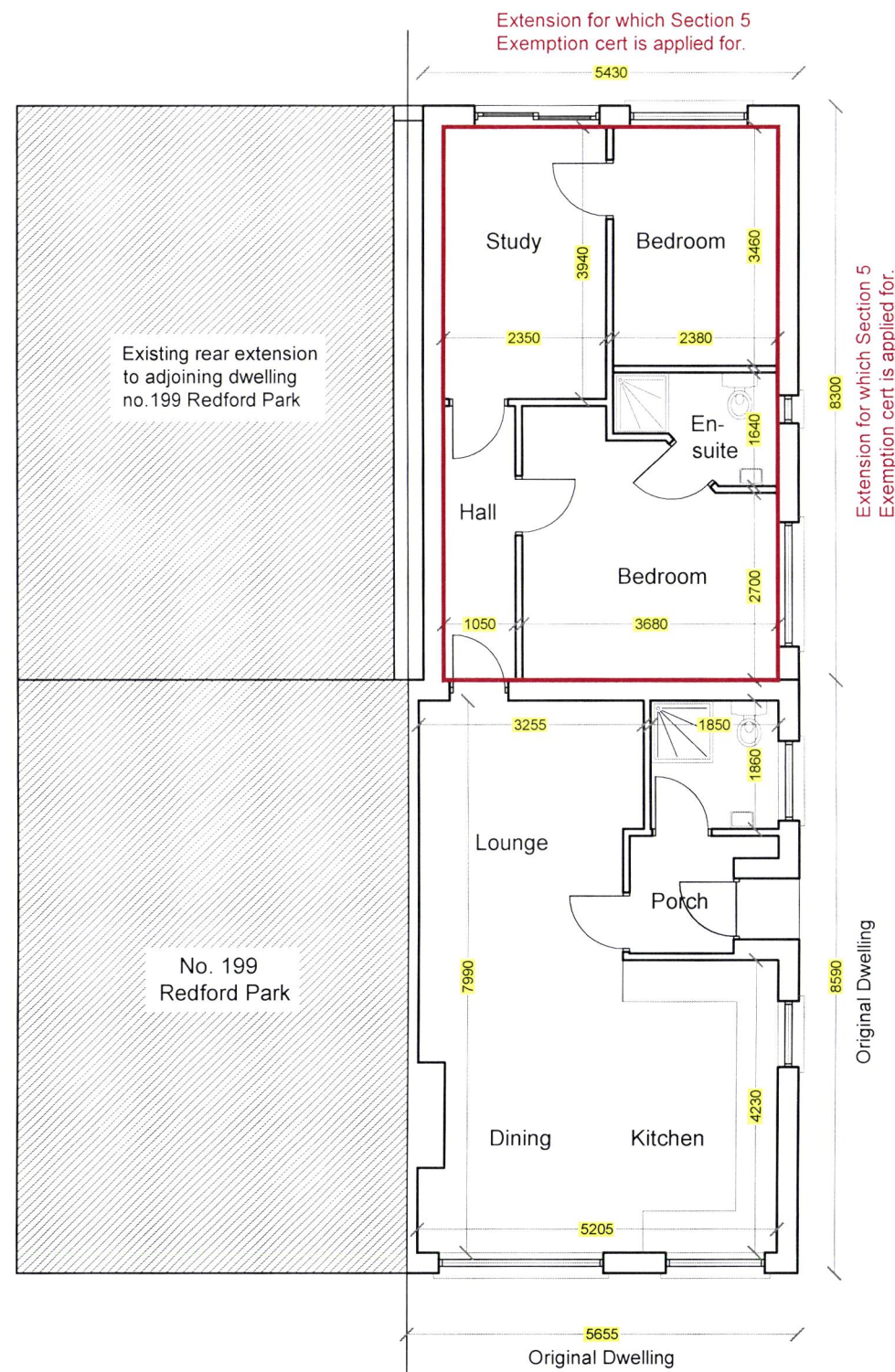
- Existing buildings shown
- Existing Extension for which
Section 5 Exemption Certificate
is applied for.
- Existing spot levels shown
- No. 200 Redford Park Site Boundary

Note :

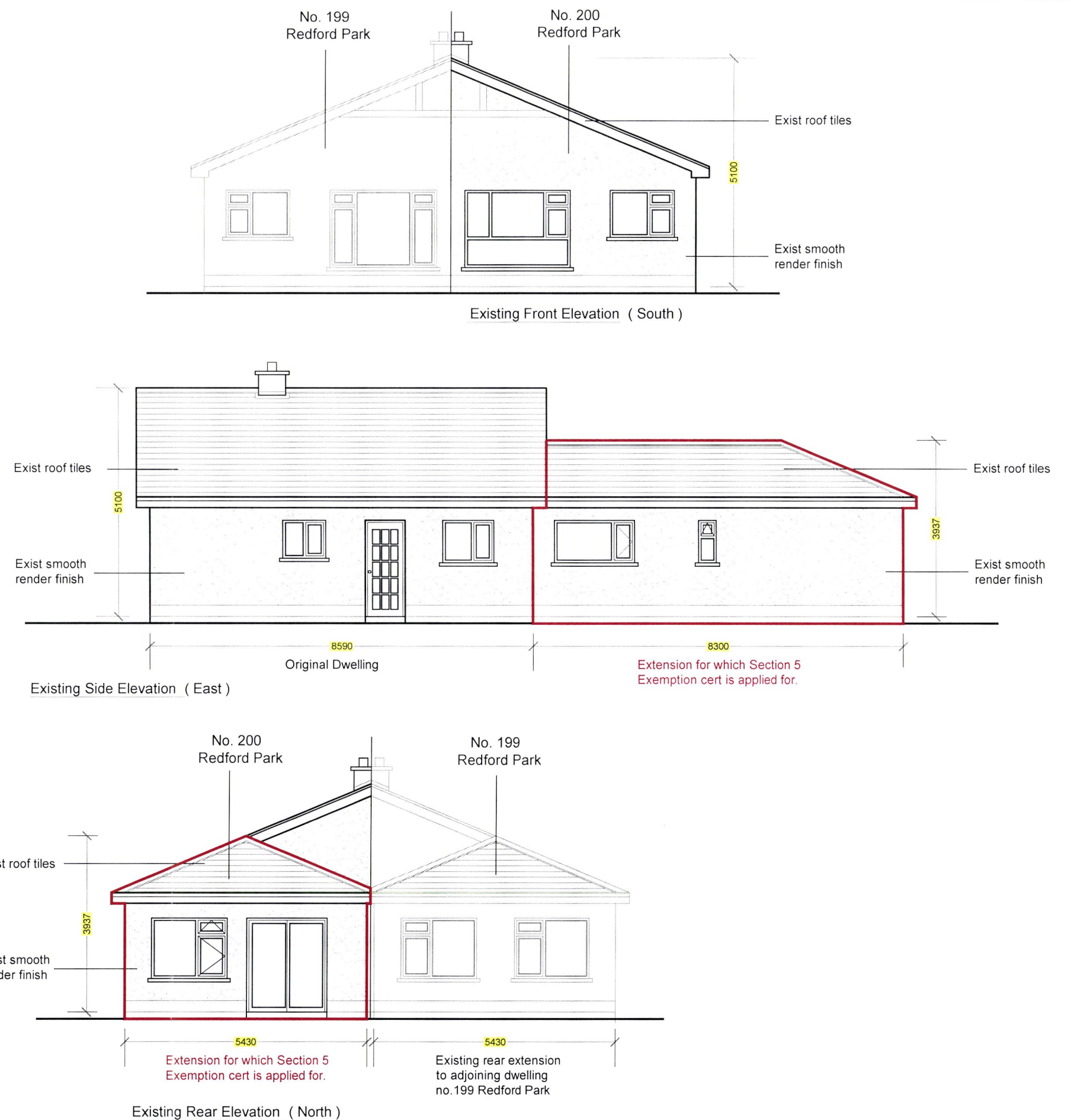
All levels are in meters and are related to a
TBM OF 100.00m (existing dwelling floor level)
All levels should be checked on site.

PROJECT		DRAWING NO.	
Property at no.200 Redford Park , Greystones , Co. Wicklow		Q-1-1	
CLIENT		REVISION NO.	
Noreen Quinn			
DESCRIPTION			
Site Layout Plan			
STAGE	Section 5 Exemption	DATE	24th July 2025
SCALE	1 : 250	DRAWN BY	xyz





Existing Front Elevation
 Original Dwelling = 41.60 sqm
 Extension = 38.64 sqm



PROJECT		DRAWING NO. Q-1-1	
Property at no.200 Redford Park , Greystones , Co. Wicklow		REVISION NO.	
CLIENT	Maureen Quinn		
DESCRIPTION	Floor Plans & Elevations		
STAGE	Section 5 Exemption	DATE	17th July 2025
SCALE	1 : 250	DRAWN BY	xvz

