

COMHAIRLE CONTAE CHILL Mhantáin
Wicklow County Council

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

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David Lee
15 Ferndale Drive
Dublin 12

30th Of June 2026

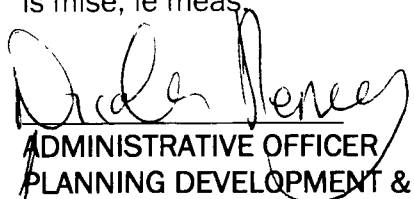
RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) -EX69/2026 for Kimberley Holland

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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Wicklow County Council

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

Applicant: Kimberley Holland

Location: 8 Redwood, Enniskerry, Co. Wicklow

Reference Number: EX 69/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/789

A question has arisen as to whether "the construction of a rear extension of c.39.9 sqm" at 8 Redwood, Enniskerry, Co. Wicklow is or is not exempted development.

Having regard to:

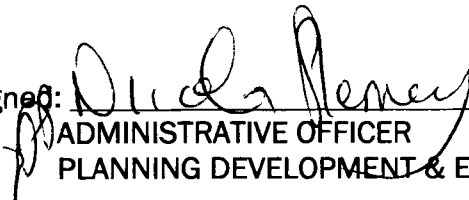
- a) The details submitted with the Section 5 Declaration Application
- b) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 6, 9 and Class 1 and Class 50(b) of Schedule 2: Part 1 of the Planning and Development Regulations 2001(as amended)

Main Reasons with respect to Section 5 Declaration:

- (i) These works are development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended)
- (ii) The proposed 39.9sqm extension to the rear of the existing dwelling would come within the description and limitations set out in Class 1 of Part 1; Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- (iii) The demolition of portions of the existing rear wall would come within the description set out in Class 50(b) of Part 1; Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- (iv) Nothing within Article 9 of the Planning and Development Regulations 2001 (as amended) would be applicable.

The Planning Authority considers that "the construction of a rear extension of c.39.9 sqm" at 8 Redwood, Enniskerry, Co. Wicklow is development and IS exempted development.

Signed:


ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Date:

01/07/2026



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/789

Reference Number: EX 69/2026

Name of Applicant: Kimberley Holland

Nature of Application: Section 5 Referral as to whether "*the construction of a rear extension of c.39.9 sqm*" is or is not development and is or is not exempted development.

Location of Subject Site: 8 Redwood, Enniskerry, Co. Wicklow

Report from: Chris Garde, 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 rear extension of c.39.9 sqm*" at 8 Redwood, 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) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 6, 9 and Class 1 and Class 50(b) of Schedule 2: Part 1 of the Planning and Development Regulations 2001(as amended)

Main Reasons with respect to Section 5 Declaration:

- (i) These works are development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended)
- (ii) The proposed 39.9sqm extension to the rear of the existing dwelling would come within the description and limitations set out in Class 1 of Part 1; Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- (iii) The demolition of portions of the existing rear wall would come within the description set out in Class 50(b) of Part 1; Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- (iv) Nothing within Article 9 of the Planning and Development Regulations 2001 (as amended) would be applicable.

Recommendation

The Planning Authority considers that "*the construction of a rear extension of c.39.9 sqm*" at 8 Redwood, Enniskerry, Co. Wicklow is development and is exempted development as recommended in the planning reports.

Signed Danielle Lanna

Date: 29/06/2026

ORDER:

I HEREBY DECLARE:

THAT "the construction of a rear extension of c.39.9 sqm" at 8 Redwood, Enniskerry, Co. Wicklow is **development and is exempted** development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: _____

T/Senior Planner

Planning, Economic & Rural Development

Date: _____

31/6/2020

Section 5 Application EX 69/2026

Date : 24/06/2026

Applicant : Kimberley Holland

Address : 8 Redwood, Enniskerry, Co. Wicklow A98 V0C6.

Exemption Whether or not :

The construction of
a single storey c. 32.7sqm rear extension &
a first - floor c. 7.2sqm rear extension

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

It is noted from the photographic details submitted with the application that construction on this
development has commenced on-site.

Planning History :

Subject site:

25/60103: Planning permission was granted for

- a) relocation of position of vehicular site entrance;
- b) c. 6m² single storey extension to the side of dwelling;
- c) associated site services and amendments to boundary treatments.

According to the Section 5 Application, 25/60103 has not implemented this permission, opting to
carry out the development that is the subject of the Section 5 Application.

Overall Estate:

18/763: Planning permission was granted for 8no. two storey detached dwellings, consisting of
2no. 4 bed and 6no. 5 bed dwellings, with two car parking spaces for each house, together with
relocated site access and access road, serving the dwellings and Kilgarron House, boundary
treatments and public open space, together with associated site works.

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, 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, except where the context otherwise requires, "development" means—

- (a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or
- (b) development within the meaning of Part XXI (inserted by section 171 of the Maritime Area Planning Act 2021).

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 1

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.

Conditions/ Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

(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.

(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.

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.

(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.

(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.

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

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.

(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.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed 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.

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.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

(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.

7. The roof of any extension shall not be used as a balcony or roof garden.

Class 50

(a) The demolition of a building, or buildings, within the curtilage of—

- (i) a house,
- (ii) an industrial building,
- (iii) a business premises, or
- (iv) a farmyard complex.

(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.

Conditions/ Limitations :

1.No such building or buildings shall abut on another building in separate ownership.

2. The cumulative floor area of any such building, or buildings, shall not exceed:

- (a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and
- (b) in all other cases, 100 square metres.

3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act

Assessment

The Section 5 application seeks a declaration as to whether the construction of a of c. 39 sqm extension comprising:

- A single storey c. 32.7sqm rear extension;
- A first - floor c. 7.2sqm rear extension

the proposed extension will be located entirely to the rear of the dwelling and will not extend forward of the building line.

is or is not development or is or is not exempted development .

It is noted from the planning report that the previously permitted development PRR 25/60103 for a c.6sqm side extension and works to the front entrance have not been implemented and it is the client's preference instead to carry out the development which is the subject of this Section 5 request.

From measurement the overall extension will be 39.9 sqm, as the identified area does not include the previously permitted extension which has not been developed.

Therefore, the question is therefore whether the construction of a rear extension of c. 39.9 sqm is or is not development and is or is not exempted development.

The extension is wholly to the rear of the existing dwelling located at 8 Redwood, Enniskerry. The existing dwelling is a two storey detached structure with semi-gables (i.e. two small gables) to front and a single rear small gable to the original dwelling. The proposed extension is to extend a larger flat roof ground floor extension and smaller extension above ground floor (both to the rear) with side and rear wall height to match of the existing side walls.

The first question to be asked is whether the identified works are or are not development. It is evident that the demolition of the existing extension and replacement with a new c.39.9sqm extension involves operations of construction and demolition and would therefore be works having regard to Section 2 of the Planning and Development Act 2000(as amended). These works would come within the definition of development as set out in Section 3 (1)(a) of the Planning and Development Act 2000(as amended).

The relevant exemption with respect to the construction of the extension is Class 1 of Part 1; Schedule 2 of the Planning and Development Regulations 2001 (as amended) .

Class 1 provides for -

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.

The extension would come within the description set out under Class 1.

There are a number of limitations with respect to this exemption, and therefore the development must be assessed having regard to them, as set out below:

Limitations :

Limitation 1 – (a) The extensions would not exceed 40sqm

– (c) floor area above ground floor will not exceed 20sqm

Limitation 2 – Not previously extended

Limitation 3 – Over 2m away from party boundaries

Limitation 4 – (b) the height of the walls do not exceed the side walls of the house

– (c) The highest part of the roof of the extension is set well below the Ridge height of the existing house.

Limitation 5 – Rear garden c. 600sqm therefore this limitation is met.

Limitation 6 – (a) Distance of windows to side boundary is in excess of the 1m minimum limit

– (b) Proposed above ground floor windows are in excess of 11 metres from any party boundary.

– (c) N/A (above ground floor extension less than 12sqm).

Limitation 7 – No balcony being proposed

The demolition of portions of the existing rear walls would come within the description set out in Class 50 (b) being the demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1.

Nothing in Article 9 of the Regulations would de-exempt this development. In particular it is noted that the proposed extension would not be located within or adjoining any Natura 2000 site, and is not connected to any Natura 2000 site, therefore the need for a Stage 2 Appropriate Assessment is ruled out.

The proposed extension/ demolition of existing extension given the above assessment is exempted development.

Recommendation :

With respect to the query under Section 5 of the Planning and Development Act 2000(as amended), as to whether

the construction of a rear extension of c. 39.9 sqm at 8 Redwood, Enniskerry, Co. Wicklow

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

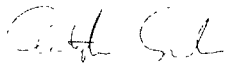
The Planning Authority consider that the construction of a rear extension of c. 39.9 sqm is **Development and is Exempted development.**

Main Considerations with respect to Section 5 Declaration :

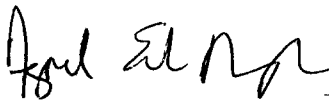
- a) The details submitted with the Section 5 Declaration Application
- b) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 6, 9 and Class 1 and Class 50(b) of Schedule 2: Part 1 of the Planning and Development Regulations 2001(as amended)

Main Reasons with respect to Section 5 Declaration :

- (i) These works are development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended)
- (ii) The proposed 39.9sqm extension to the rear of the existing dwelling would come within the description and limitations set out in Class 1 of Part 1; Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- (iii) The demolition of portions of the existing rear wall would come within the description set out in Class 50(b) of Part 1; Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- (iv) Nothing within Article 9 of the Planning and Development Regulations 2001 (as amended) would be applicable.



Chris Garde
Executive Planner
Date: 25/06/2026



Paul Edrup
TSP
26/6/2026

MEMORANDUM

WICKLOW COUNTY COUNCIL

**TO: Chris Garde
Executive Planner**

**FROM: Aoife Kinsella
Clerical Officer**

**RE: - EX69/2026 - 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 08/06/2026.

The due date on this declaration is the 05/07/2026.

Aoife Kinsella

Clerical Officer

Planning Development & Environment



COMHAIRLE CONTAE CHILL Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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David Lee
15 Fernvale Drive
Dublin 12

10th of June 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX69/2026 for Kimberley Holland

A Chara

I wish to acknowledge receipt on 08/06/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 05/07/2026

Mise, le meas



Aoife Kinsella
Clerical Officer
Planning, Economic & Rural Development



Planning Department,
Wicklow County Council,
County Buildings,
Whitegates,
Wicklow,
A67 FW96



Date: Monday, 8th June 2026

RE: APPLICATION UNDER SECTION 5 OF THE PLANNING AND DEVELOPMENT ACT 2000, REGARDING THE PROVISION OF A SINGLE AND FIRST FLOOR REAR EXTENSION AT

8 REDWOOD, ENNISKERRY, CO. WICKLOW, A98 V0C6

1.0 INTRODUCTION

Dear Sir / Madam,

On behalf of our client, Kimberley Holland, 8 Redwood, Enniskerry, Co. Wicklow, A98 V0C6, we wish to submit this formal request for a declaration under Section 5 of the Planning and Development Act 2000, as amended, as to whether the proposed development described below constitutes development and, if so, whether it constitutes exempted development, having regard to the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended.

It is noted that the works the subject of this request are currently under construction, as shown in Appendix 1. The works were undertaken on the basis that they constitute exempted development, for the reasons outlined in Section 2 below. This request for a declaration under Section 5 is therefore submitted in the interest of completeness and to formally confirm the exempted development status of the works.

The proposed development provides a c.39.9 sq.m extension comprising:

- A single-storey c.32.7sq.m rear extension;
- A first-floor c.7.2sq.m rear extension;

The proposed extension will be located entirely to the rear of the dwelling and will not extend forward of the front building line.

The following documents are submitted with this request:

- Completed Section 5 Application Form
- Site location and layout plan
- Original and proposed floor plans and elevations
- Application fee of €80 (*paid electronically, ref. 8 Redwood*)

It is noted that planning permission was previously granted by Wicklow County Council under Reg. Ref. 25/60103 (granted 30th April 2025) for the relocation of the vehicular entrance and the construction of a a c.6sq.m single-storey side extension. This permission was not implemented, as the client's preference was instead to carry out the development which is the subject of this Section 5 request.

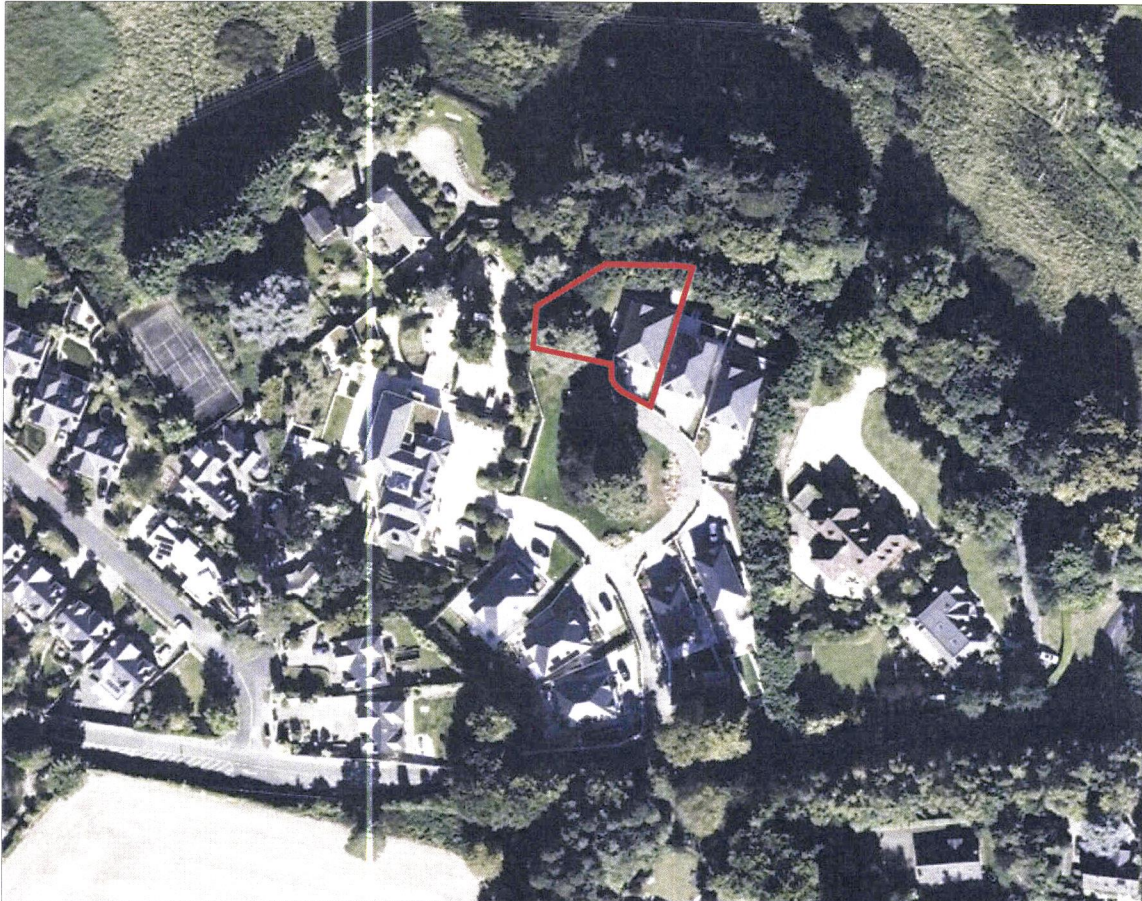


Figure 1: Site Location, Subject Site Outlined Red (source: applemaps.com)

2.0 LEGISLATIVE CONTEXT & ASSESSMENT

2.1 Legislative Context

Consideration as to whether the subject works constitute development, and whether such development is exempted development, is governed by Sections 2, 3 and 4 of the Planning and Development Act 2000, as amended, together with the provisions of the Planning and Development Regulations 2001, as amended.

Section 2(1) of the Planning and Development Act 2000, as amended, defines “works” as including:

“...any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...”

Section 3(1) of the Act provides that “development” means:

“...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.”

Having regard to the above, the construction of the rear extension constitutes “works” and therefore constitutes “development” for the purposes of the Act.

Section 4(2)(a) of the Act provides that certain classes of development may be deemed to be exempted development. In this regard, Article 6(1) of the Planning and Development Regulations 2001, as amended, states that, development of a class specified in Column 1 of Part 1 of Schedule 2 shall be exempted development, provided that it complies with the conditions and limitations set out in Column 2 of that Schedule.

The relevant class in this instance is Class 1, Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, which relates to the extension of a house by the construction or erection of an extension to the rear of the house, subject to compliance with the stated conditions and limitations set out below.

2.2 Assessment Against Class 1, Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended

The following table provides an assessment of the proposed development against each of the relevant criteria set out under Class 1, Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, in order to determine whether the works subject of this request constitute exempted development and therefore do not require planning permission.

No.	Requirement / Limitation	Assessment Response
1	Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 sq.m.	The subject dwelling has not been extended previously. As noted above, while planning permission was recently granted for a small side extension this permission was not implemented. The total floor area of the subject rear extension is c.39.9 sq.m. The design has been carefully considered to ensure that the extension remains below, rather than at, the 40 sq.m threshold. On this basis, the works do not exceed the applicable Class 1 floor area limitation.
1(b)	Where the house is terraced or semi-detached and has not been extended previously, the floor area of any extension above ground level shall not exceed 12 sq.m.	The dwelling is detached, see 1(c).
1(c)	Where the house is detached and has not been extended previously, the floor area of any extension above ground level shall not exceed 20 sq.m.	The dwelling is detached. The floor area of the extension at first floor level is c.7.2 sq.m , well within the permitted 20 sq.m limit for a detached house.

No.	Requirement / Limitation	Assessment Response
2	Where the house has been extended previously, the floor area of the 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 sq.m.	The dwelling has not been previously extended.
2(b)	Where a terraced or semi-detached house has been extended previously, the cumulative floor area above ground level shall not exceed 12 sq.m.	N/A
2(c)	Where a detached house has been extended previously, the cumulative floor area above ground level shall not exceed 20 sq.m.	N/A
3	Any above-ground-floor extension shall be a distance of not less than 2 metres from any party boundary.	The first-floor / above-ground-level element of the extension is located c.14.9m from the western party boundary and c.6.6m from the eastern site boundary.
4(a)	Where the rear wall of the house does not include a gable, the height of the walls of the extension shall not exceed the height of the rear wall of the house.	As shown in the drawings provided, the rear wall of the house included a gable.
4(b)	Where the rear wall of the house includes a gable, the height of the walls of the extension shall not exceed the height of the side walls of the house.	The rear façade of the house includes a gable the development seeks to extend above ground floor level. The height of the walls of the extension match the height of the side walls of the house and therefore do not exceed this height.
4(c)	The height of the highest part of the roof of the extension shall not exceed the height of the highest part of the roof of the dwelling. In the case of a flat-roofed extension, the height shall not exceed the eaves or parapet, as appropriate.	As shown in the drawings provided, The highest part of the roof of the extension is set well below the ridge height of the existing house.
5	The extension 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 sq.m.	Following completion of the works, the remaining rear private open space is c.600sq.m, well in excess of the minimum requirement.
6(a)	Any window proposed at ground level shall not be less than 1 metre from the boundary it faces.	The development does not provide any windows on the eastern elevation. Regarding the windows provided on the northern and eastern elevation, at ground level, these are all in excess of 1m from the

No.	Requirement / Limitation	Assessment Response
		boundary they face.
6(b)	Any window proposed above ground level shall not be less than 11 metres from the boundary it faces.	The development does not provide any windows on the eastern elevation at first floor level. It is noted that while 1 no. window is provided on northern elevation, and, 1 no. window is provided on the eastern elevation, these windows are positioned in excess of 11m from the boundary they face.
6(c)	Where the house is detached and the floor area of the extension above ground level exceeds 12 sq.m, any window proposed at above-ground level shall not be less than 11 metres from the boundary it faces.	See 6(b) above.
7	The roof of the extension shall not be used as a balcony or roof garden.	Access is not provided to the roof, nor will it be used as a balcony, roof terrace or roof garden.

Table 1: Assessment Under Class 1, Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended

2.2.1 Inclusion of Window to Rear Elevation

In addition to the rear extension works assessed above, the subject works also include the insertion of a window to the rear elevation of the existing dwelling, see Appendix 1. This window does not form part of the proposed extension and does not result in any increase in floor area or change of use of the property.

The provision of the window is considered separately from the Class 1 rear extension exemption, as it relates to an alteration to the existing rear elevation of the dwelling rather than the construction of an extension.

Section 4(1)(h) of the Planning and Development Act 2000, as amended, provides that the following shall be exempted development;

“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.”

The insertion of a window to the rear elevation constitutes an alteration to the existing dwelling. Having regard to its location on the rear elevation, its domestic scale/appearance, and its relationship with the existing fenestration pattern of the dwelling, it is considered that the window, located to the rear of the property, would not materially affect the external appearance of the structure so as to render it inconsistent with the character of the dwelling or neighbouring structures.



The window is therefore considered to fall within the scope of Section 4(1)(h) of the Planning and Development Act 2000, as amended.

3.0 CONCLUSION

Having regard to the above, the subject works comprise development for the purposes of Section 3 of the Planning and Development Act 2000, as amended. The works fall under Class 1, Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, which provides for certain works to a dwelling as exempted development, subject to compliance with the stated conditions and limitations, detailed in Section 2.

As detailed in Table 1 above, the subject floor areas, separation distances, height parameters, retained rear private open space and window-to-boundary distances are all entirely in accordance with the requirements of Class 1 and therefore constitute exempted development for the purposes of the Planning and Development Regulations 2001, as amended.

I trust the above is in order. Please do not hesitate to contact me should you require any additional information to process this request. I look forward to your determination in due course.

Yours sincerely,

David Lee MRUP, IPI, MRTPI
David Lee Planning



Appendix 1: Photos of Development Under Construction



Figure A1: Rear Elevation, as Original



Figure A2: Rear Elevation, Under Construction, Showing Inclusion of Window



Figure A3: Rear Elevation, Under Construction 01.06.2026

Wicklow County Council
County Buildings
Wicklow
0404-20100

05/06/2026 15:00:20

Receipt No L1/0/364826
***** REPRINT *****

DAVID LEE PLANNING
15 FERVALE DRIVE
DUBLIN 12

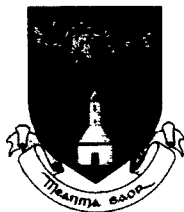
EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total 80 00 EUR

Tendered
Credit Card 80 00
8 REDWOOD ENNISKERRY

Change 0 00

Issued By Adam Copeland
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 _____

RECEIVED
8 JUN 08

**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: Kimberley Holland

Address of applicant: 8 Redwood, Enniskerry, Co. Wicklow, A98 V0C6

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

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) David Lee (Planning)

Address of Agent : 15 Fernvale Drive, Dublin 12

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

3. Declaration Details

i. Location of Development subject of Declaration:

8 Redwood, Enniskerry, Co. Wicklow, A98 V0C6

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

Yes, owner

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

N/A

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

Please refer to the attached cover letter, prepared by DL Planning.

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration

Class 1, Part 1, Schedule 2 of the Planning and Development Regulations 2001. Please refer to the attached cover letter, prepared by DL Planning, for further information.

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ?

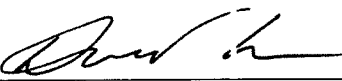
No.

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

Please refer to the attached cover letter, prepared by DL Planning.

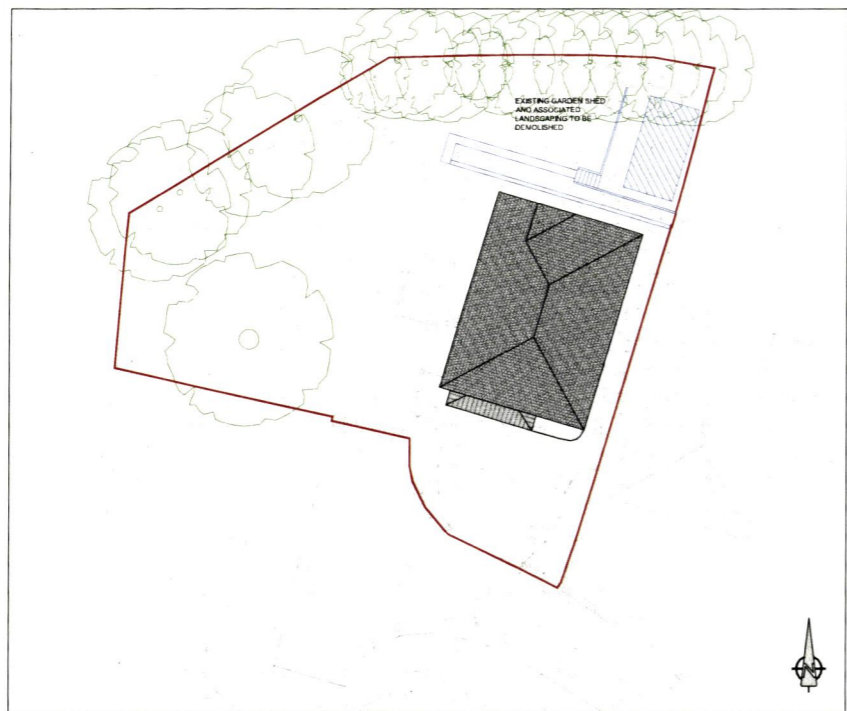
viii. Fee of € 80 Attached ? _____

Enclosed

Signed :  Dated : 8/6/2026



LOCATION MAP - 1:1000



SITE PLAN - EXISTING AND DEMILITION - 1:250



SITE PLAN - PROPOSED - 1:100

LEGEND	
	Existing
	Proposed
	Demolition
	Site Boundary
	Existing Combined Drainage
	Proposed Foul Water Drain Line to Foul Treatment system
	Proposed Surface Water Drain to proposed soakaway to Bre Digest 365
EXISTING HABITABLE FLOOR AREA	
GROUND FLOOR AREA	127.9 sqm
FIRST FLOOR AREA	125.9 sqm
TOTAL EXISTING AREA	253.8 sqm
PROPOSED HABITABLE FLOOR AREA	
GROUND FLOOR AREA	160.5 sqm
FIRST FLOOR AREA	133.1 sqm
TOTAL PROPOSED AREA	293.7 sqm
SITE AREA	
Outlined in red is the extent of site- 933m ² / 0.093 hectare	
GROUND LEVELS + DRAINAGE INVERTS Levels are GPS to MALIN HEAD DATUM	

SECTION 5 DRAWINGS



NOTE:

- REPORT ALL DISCREPANCIES TO ARCHITECT IMMEDIATELY.
- ALL DIMENSIONS TO BE VERIFIED ON SITE BY MAIN CONTRACTOR BEFORE THE COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS.
- THIS DRAWING HAS BEEN PRODUCED FOR PLANNING PURPOSES ONLY AND SHALL BE USED FOR NO OTHER PURPOSE.

- DIMENSIONS OF ALL BOUNDARIES AND ADJOINING ROADS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS
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- THIS DRAWING IS TO BE READ WITH ALL RELATED ARCHITECTS AND ENGINEERS DRAWINGS AND OTHER RELEVANT INFORMATION.
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REVISION	DATE	BY
1-		

CLIENT:
Kimberly & Ed Holland

PROJECT:
DEVELOPMENT AT
8 Redwood, Kilgarran Hill, Enniskerry, Co. Wicklow

DATE:
08/06/2026

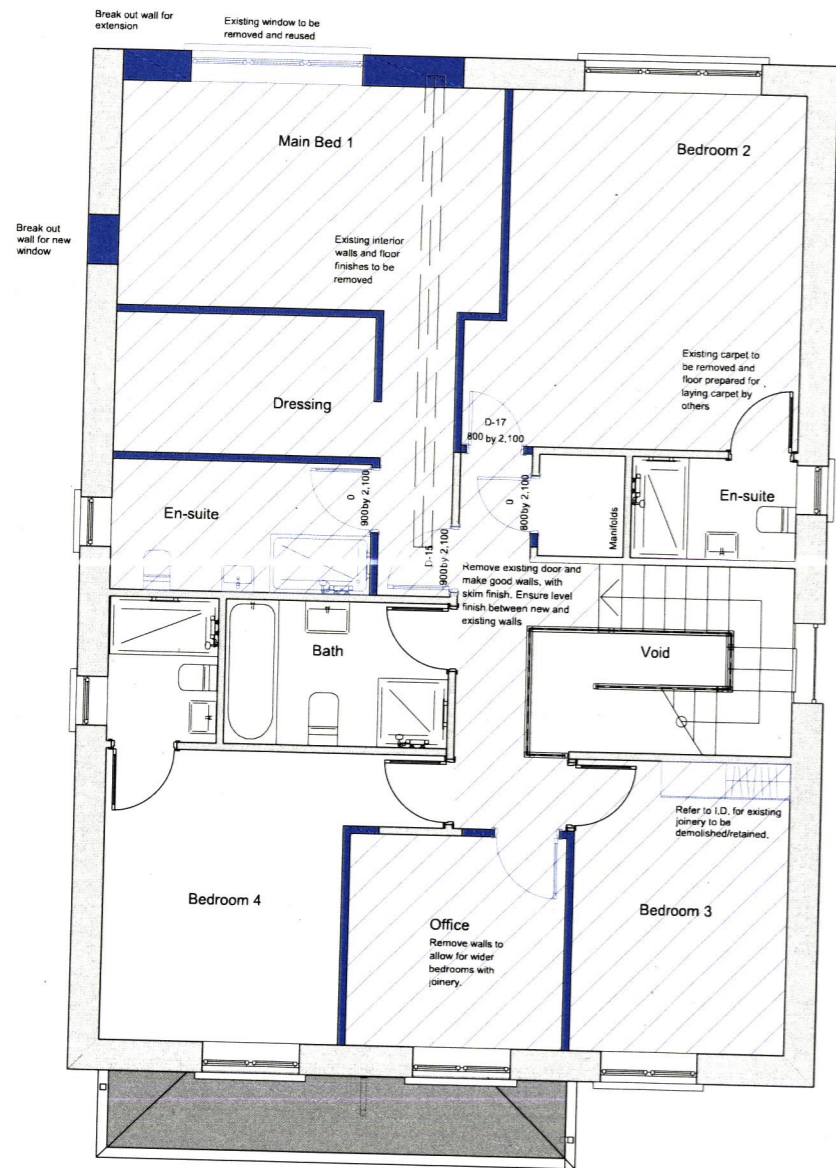
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1:50

DRAWING TITLE:
SITE PLAN

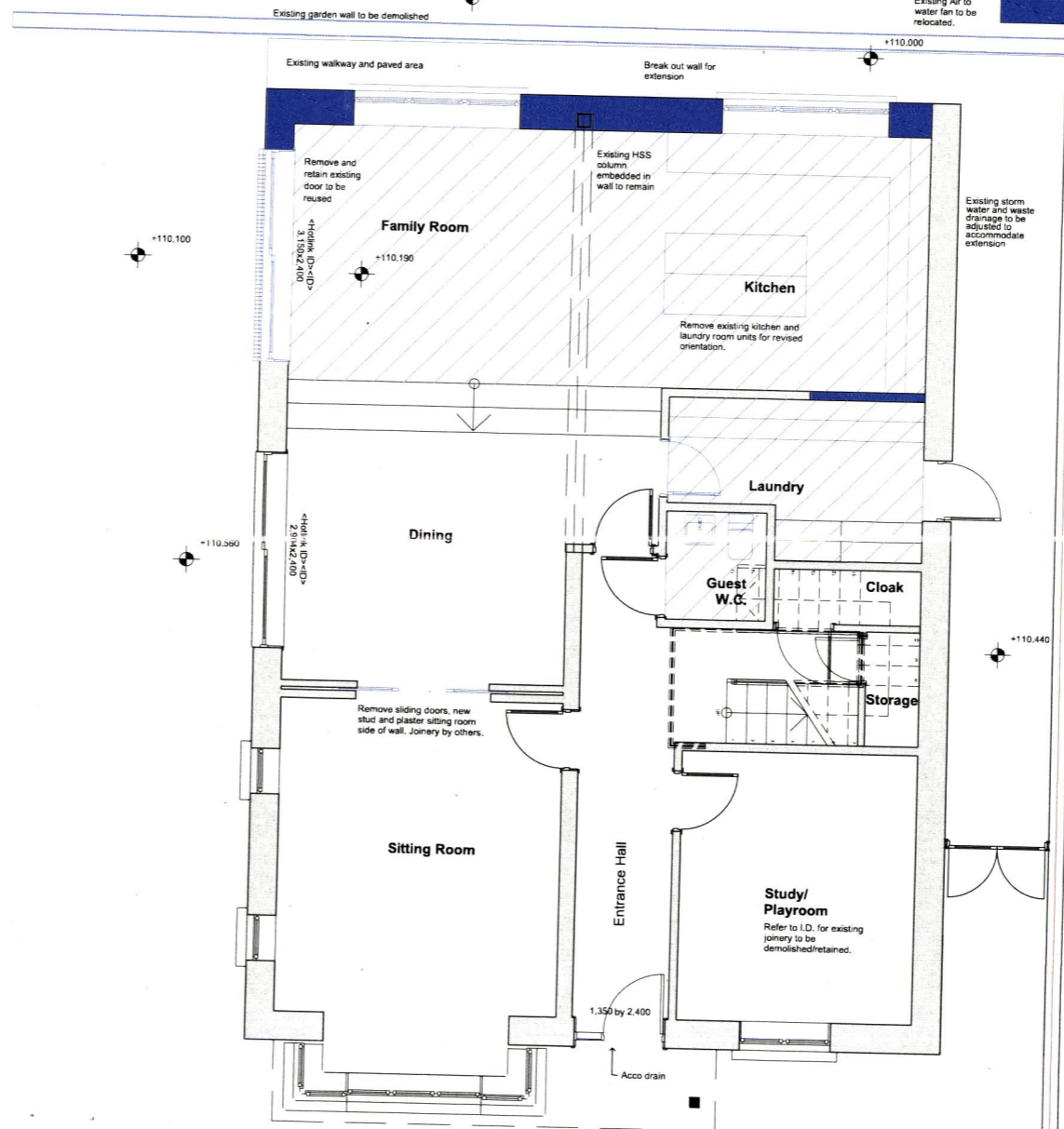
DRAWING No:
25015-P-00

JOB NO:
25015





FIRST FLOOR PLAN



GROUND FLOOR PLAN

LEGEND

- EXISTING
- PROPOSED
- DEMOLITION
- DEMOLITION
- Proposed Foul Water Drain Line to Foul Treatment system
- Proposed Surface Water Drain to proposed soakaway to Bre Digest 365
- Existing Combined Drainage.
- Indicates Site Boundary

GROUND LEVELS + DRAINAGE INVERTS
Levels are referred back to a Temporary Bench Mark which is the FINISHED FLOOR LEVEL OF THE EXISTING HOUSE.
The TBM has been given a value of 100.00
NO RELATIVE BENCH MARK AVAILABLE

NOTE:
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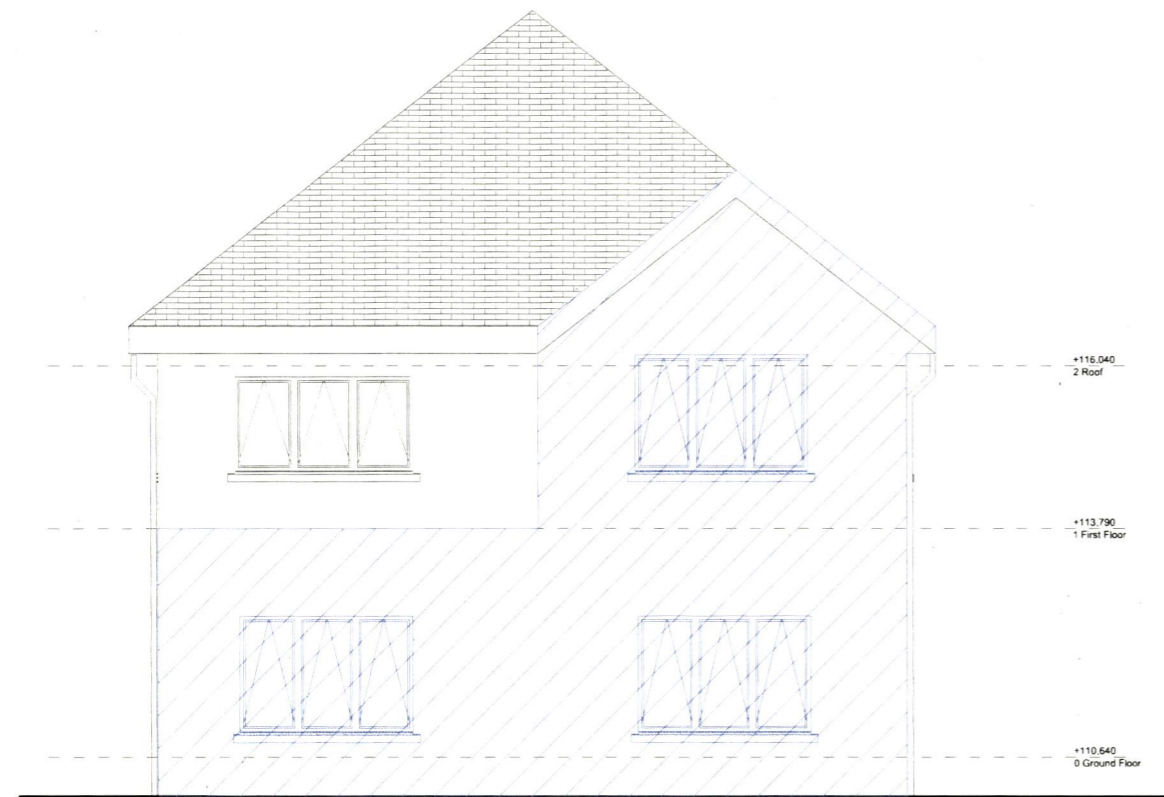
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REVISION :	CLIENT : Kimberly & Ed Holland	DRAWING TITLE : Existing and Demolition Plans	
	PROJECT : DEVELOPMENT AT 8 Redwood, Kilgarron Hill, Enniskerry, Co. Wicklow	DRAWING No. : 25015-P.01	JOB NO. : 25015
	DATE : 08/06/2026	SCALE : 1:50	

SECTION 5 DRAWINGS

ARC DESIGN
Blacklion
Greystones
County Wicklow - A63 YA97
tel: 01-2010377
email: info@arcdesign.ie
website: www.arcdesign.ie

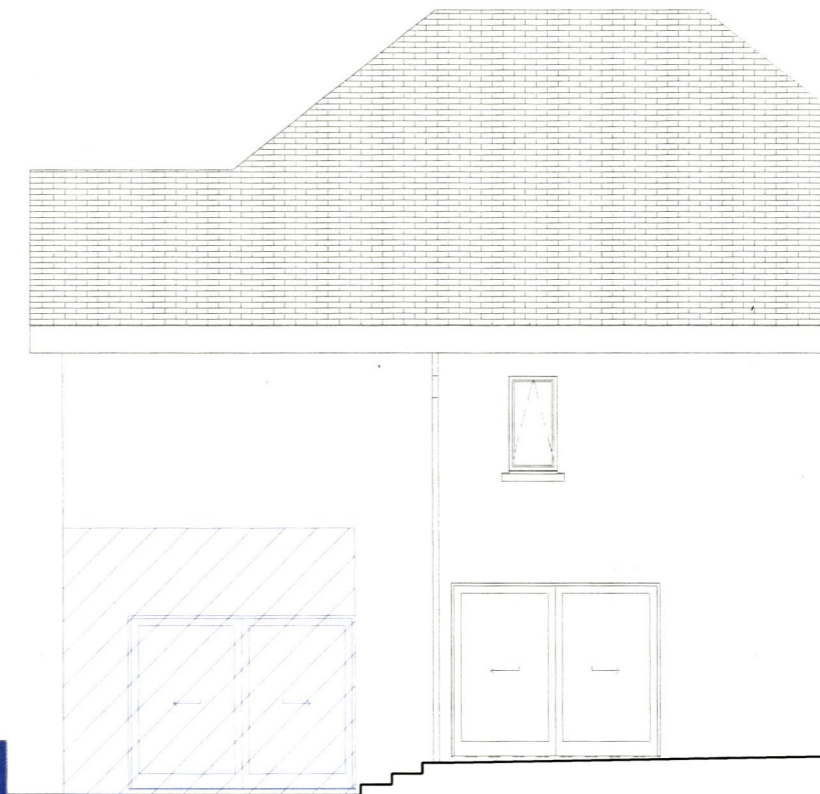


NORTH ELEVATION

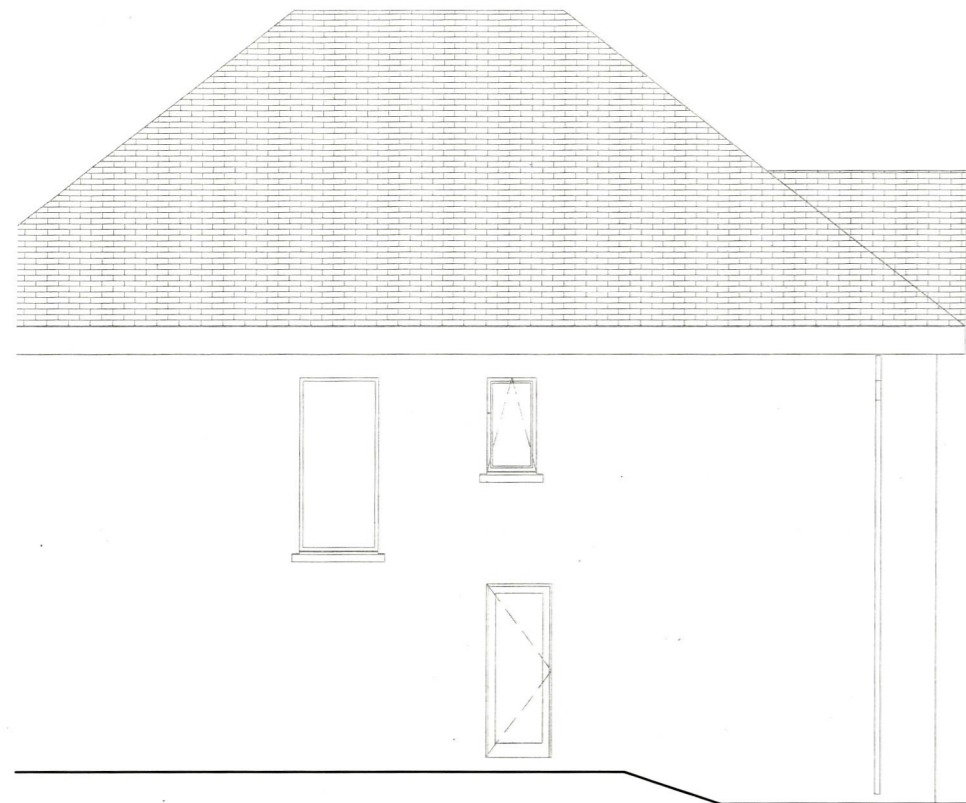
+116.040
2 Roof

+113.790
1 First Floor

+110.640
0 Ground Floor



WEST ELEVATION











EAST ELEVATION

+116.040
2 Roof

+113.790
1 First Floor

+110.640
0 Ground Floor

LEGEND

-  EXISTING
-  PROPOSED
-  DEMOLITION
-  DEMOLITION
-  Proposed Foul Water Drain Line to Foul Treatment system
-  Proposed Surface Water Drain to proposed soakaway to Bre Digest 365
-  Existing Combined Drainage.
-  Indicates Site Boundary

GROUND LEVELS + DRAINAGE INVERTS
Levels are referred back to a Temporary Bench Mark which is the FINISHED FLOOR LEVEL OF THE EXISTING HOUSE.
The TBM has been given a value of 100.00
NO RELATIVE BENCH MARK AVAILABLE

SECTION 5 DRAWINGS

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REVISION :	CLIENT :
	Kimberly & Ed Holland
	PROJECT :
	DEVELOPMENT AT
	8 Redwood, Kilgarron Hill, Enniskerry, Co. Wicklow
	DATE :
	08/06/2026

SCALE :	DRAWING No :	JOB NO :
1:50	25015-P-02	25015

DRAWING TITLE :
Existing and Demolition Elevations



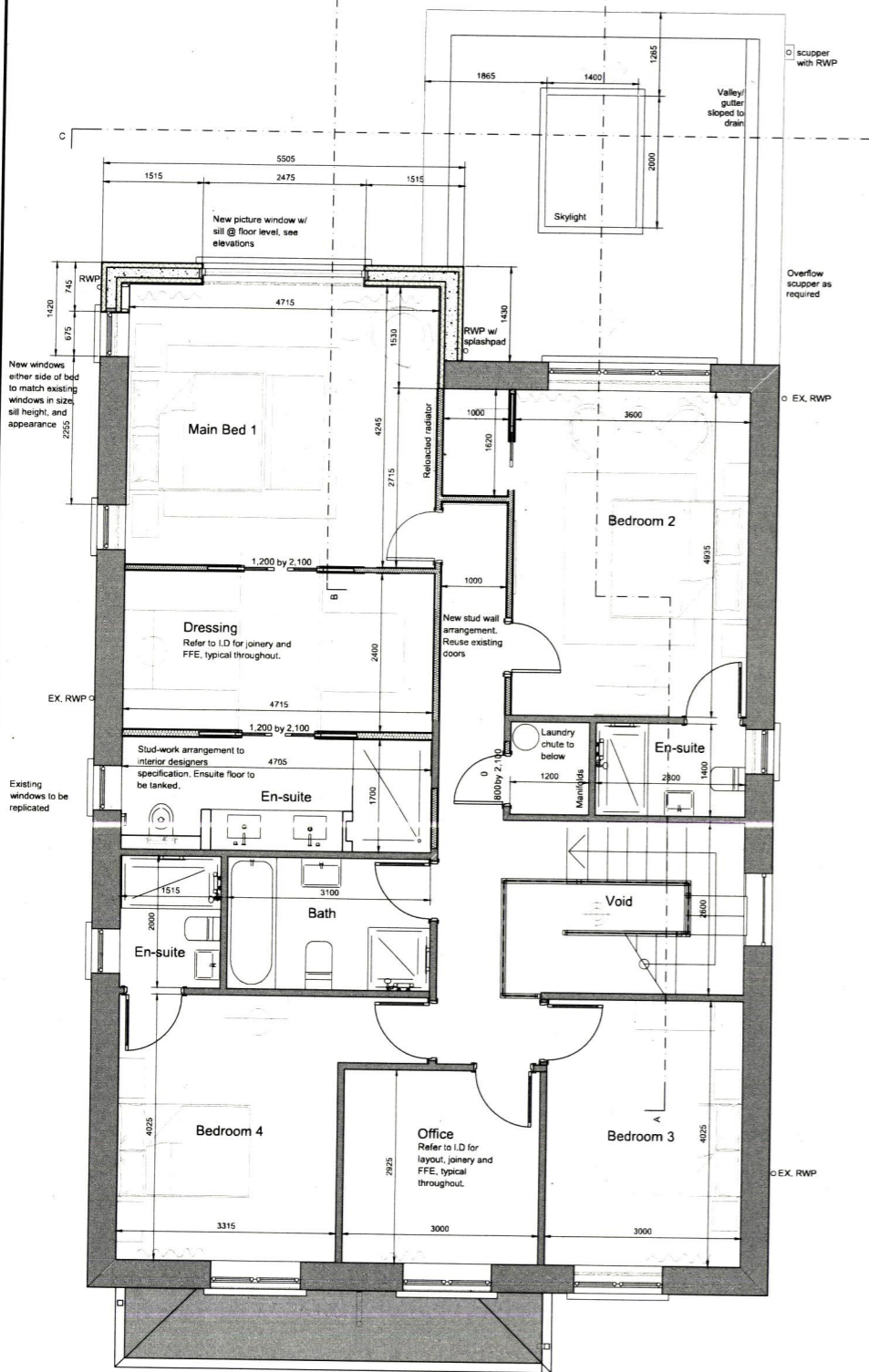
ARC DESIGN
Blacklion
Greystones
County Wicklow - A63 YA97
tel: 01-2010377
email: info@arcdesign.ie
website: www.arcdesign.ie

Warm Flat roof Construction:
Irish Agreement Board Certificate no. 24/0442

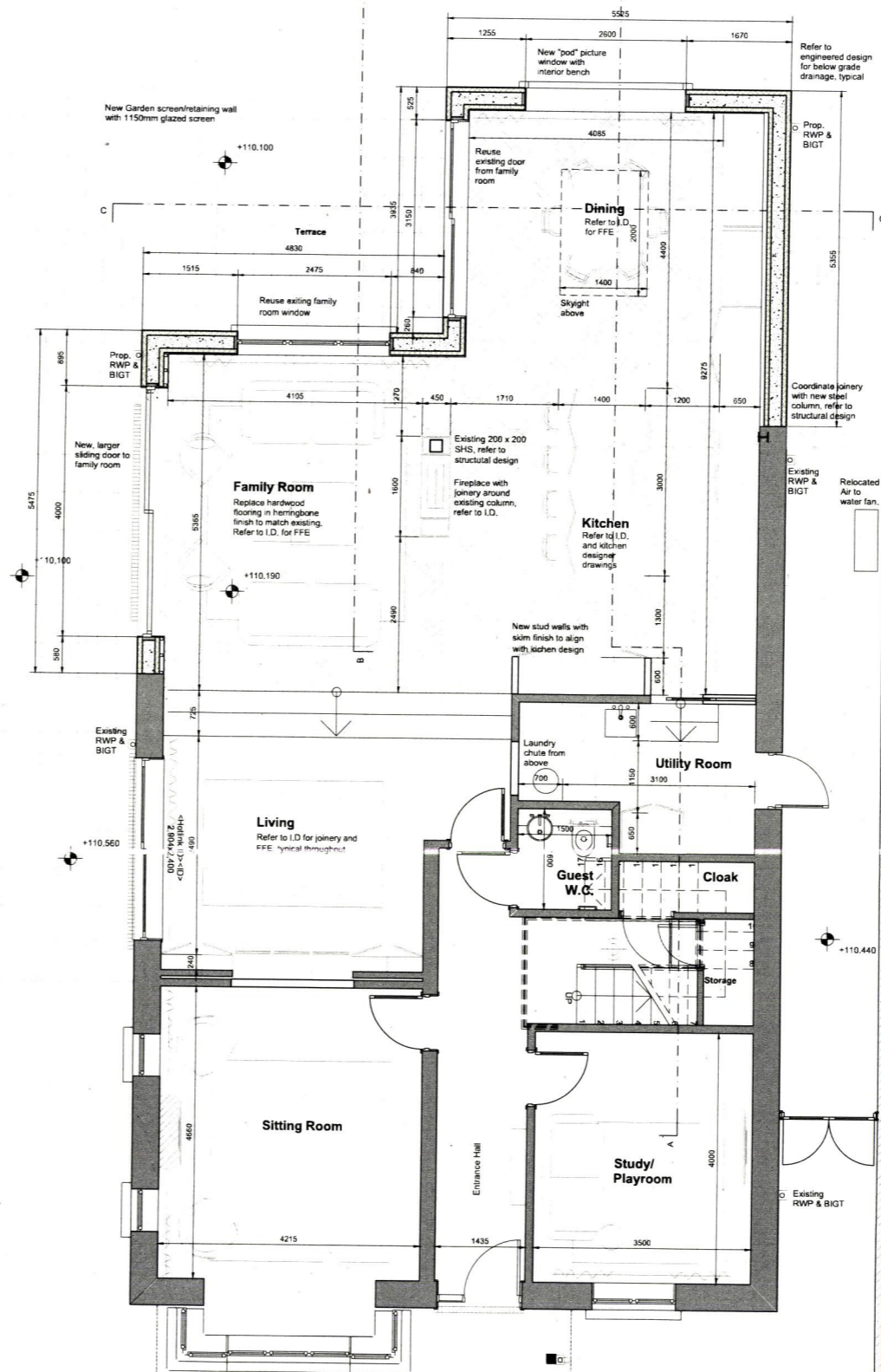
Paralon Warm roof build up:
Paralon ARDHS Cap sheet fully bonded by torching to Paralon TOP/BASE sheet fully bonded by torching to minimum 160mm Paratherm T1 insulation boards in 2 layers bonded with MOY PU Adhesive, or Sturmen.
Mechanically fixed with MOY approved fixings over MOY AVCL fully bonded by torching on 18mm plywood deck on treated pine joists laid to fall min 1:60 on 225mm x 44mm C16 roof joists @ 400 centres to structural engineers detail.

Plasterboard and skim finish to underside

All installation work must be carried out by in accordance with the manufacturer's installation instructions by trained and licensed MOY roofing contractors, records of whom are kept on the Certificate holder's catalogue.
Roof laid to fall to edge gutters with powder coated pressed aluminium trims.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Typical Wall Construction

Arvic Insulating Concrete Formwork (ICF) System, Irish Agreement Board Certificate no. 07/0277 which consists of modular interlocking expanded polystyrene (EPS) building blocks (graphite enhanced) for permanent formwork for the construction of 200mm thick (ground floor and rising walls) or 150mm thick (first floor) insitu concrete walls constructed in strict accordance with AMVIC specifications and details and as per structural engineers details.

Finished externally with Wetherby or other external render certified by NSAI Agreement for use onto EPS, consisting of the following:

- Fibre reinforced first basecoat layer consisting of high polymer modified cement product, generally 6 to 8mm thick;
- Reinforcing mesh consisting of alkali resistant glass fibre mesh, 160g/m²;
- Fibre reinforced second base coat layer consisting of high polymer modified cement based product, generally 4 to 6mm thick (a total minimum thickness of 12mm of applied render must be achieved in all areas).
- Primer consisting of topcoat primer.
- Render topcoat finish consisting of silicone topcoat, available in a variety of colours and grain sized up to 3mm.
- Ancillary items such as PVC beads, fixings and mineral wool fire stops.

12.5mm gypsum plasterboard fixed using coarse threaded dry-lining screws. Skim finish.

Allow for flush drains at all thresholds

New Concrete Floor Construction at Ground Floor Rear Extension:

Selected timber or other Floor finishes laid on 75mm screed to take underfloor heating pipes on thin gauge polythene separating layer which should be taped at the joints to ensure a continuous separating layer on 150mm Unilin ThinR XT/UF insulation laid broken jointed. Allow for XT/STR insulation strips to wall perimeter with top level with floor finish. 225mm RC slab containing A393 mesh and H12 bars reinforcement at slab bottom with 50mm cover. Necoflex RMB400 Radon / DPM membrane laid on sand-blinded hardcore to clause 808 compacted in 225 layers

All to structural engineers details

New Windows and Doors

Triple glazed thermally broken frames to match existing. TBD.

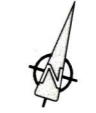
Existing Windows and Doors

To be removed and reused as indicated on the architectural drawings

LEGEND

- EXISTING
- PROPOSED
- DEMOLITION
- Proposed Foul Water Drain Line to Foul Treatment system
- Proposed Surface Water Drain to proposed soakaway to Bre Digest 365
- Existing Combined Drainage.
- Indicates Site Boundary

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The TRM has been given a value of 100.00
NO RELATIVE BENCH MARK AVAILABLE



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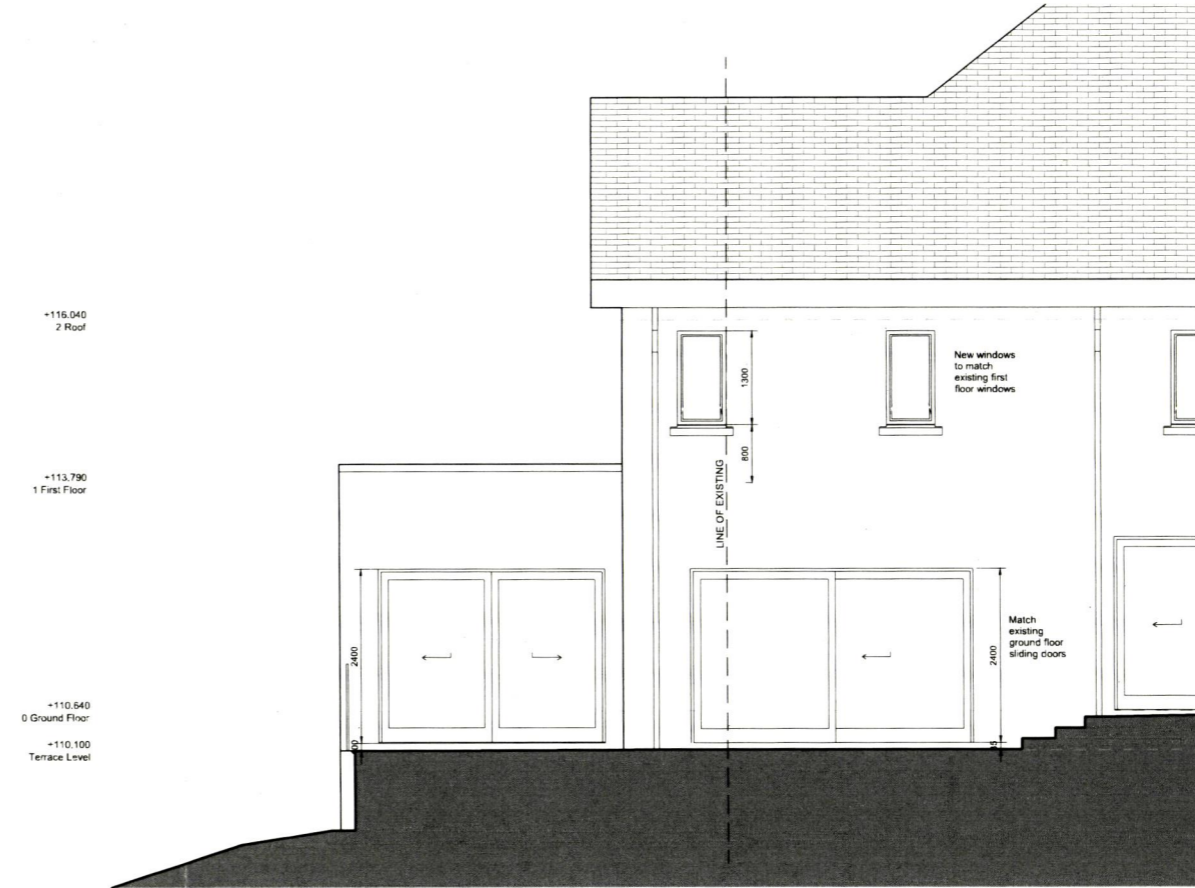
REVISION:	CLIENT: Kimberly & Ed Holland
	PROJECT: DEVELOPMENT AT 8 Redwood, Kilgarron Hill, Enniskerry, Co. Wicklow
DATE: 08/06/2026	SCALE: 1:50

DRAWING TITLE: Proposed Plans
DRAWING No: 25015-P-03
JOB NO: 25015

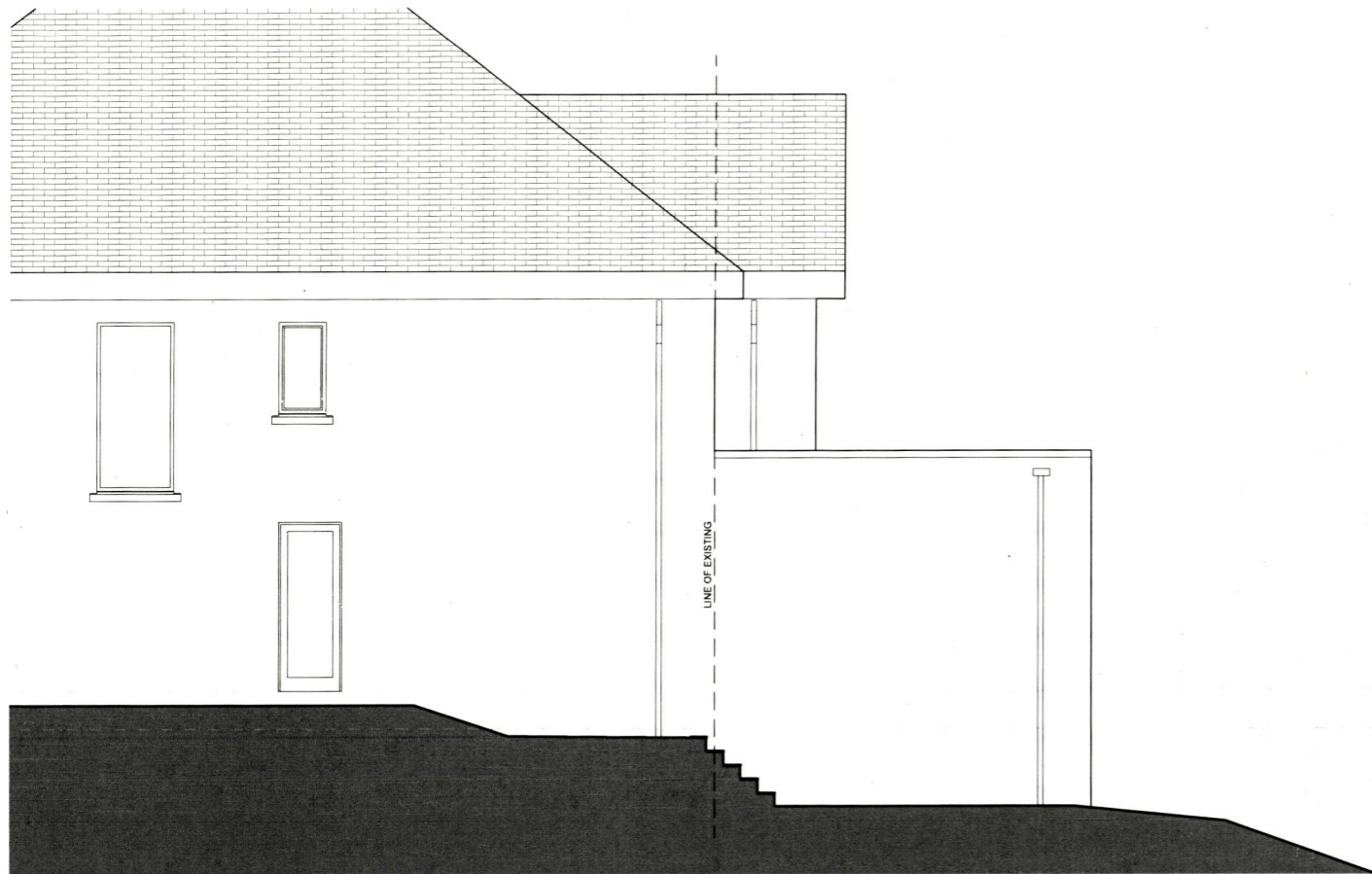
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County Wicklow - A63 YA97
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NORTH ELEVATION



WEST ELEVATION




EAST ELEVATION

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REVISION:	CLIENT: Kimberly & Ed Holland	DRAWING TITLE: Proposed Elevations			ARC DESIGN Blacklion Greystones County Wicklow - A63 YA67 tel: 01-2010377 email: info@arcdesign.ie website: www.arcdesign.ie
PROJECT: DEVELOPMENT AT 8 Redwood, Kilgarron Hill, Enniskerry, Co. Wicklow	DATE: 08/06/2026	SCALE: 1:50	DRAWING No: 25015-P.04		