



**COMHAIRLE CONTAE CHILL Mhantáin**  
**Wicklow County Council**

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

Áras An Chontae / County Buildings  
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John Keegan  
Annacarney  
Valleymount  
Blessington  
Co. Wicklow  
W97 Y678

16<sup>th</sup> Of May 2026

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts  
2000 (As Amended) -EX48/2026**

A Chara,

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

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

Is mise, le meas,

**ADMINISTRATIVE OFFICER**  
**PLANNING DEVELOPMENT & ENVIRONMENT.**





# 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:** John Keegan

**Location:** Annacarney, Valleymount, Blessington, Co. Wicklow

**Reference Number:** EX 48/2026

### CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/566

A question has arisen as to whether “*construction of a shed (with rooflights) for storage*” at Annacarney, Valleymount, Blessington, Co. Wicklow is or is not exempted development.

#### Having regard to:

- a) The details received with the Section 5 application (EX 48/2026) on 2<sup>nd</sup> April 2026 and 27<sup>th</sup> April 2026.
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 6, 9 and Schedule 2: Part 1 – Class 3 of the Planning and Development Regulations 2001 (as amended).

#### Main Reasons with respect to Section 5 Declaration:

- 1. The construction of a c.96m<sup>2</sup> storage shed within the curtilage of the existing dwelling would be operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000 (as amended).
- 2. The works are therefore development given the provisions of Section 3(1)(a) of the Planning and Development Act 2000 (as amended).
- 3. The proposed works are considered to come within the description as set out under Schedule 2, Part 1, Class 3, of the Planning and Development Regulations 2001 (as amended), but would not meet the restrictions set out in limitation 2, as the floor area of the storage shed exceeds 25m<sup>2</sup>, and is therefore not exempted development.

**The Planning Authority considers that “construction of a shed (with rooflights) for storage” at Annacarney, Valleymount, Blessington, Co. Wicklow is development and is NOT exempted development.**

Signed:   
ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT

Date: 14/05/2026



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)

SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/566

Reference Number: EX 48/2026

Name of Applicant: John Keegan

Nature of Application: Section 5 Referral as to whether "*construction of a shed (with rooflights) for storage*" is or is not development and is or is not exempted development.

Location of Subject Site: Annacarney, Valleymount, Blessington, Co. Wicklow

Report from Emma Willis, AP & Patrice Ryan, SEP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "*construction of a shed (with rooflights) for storage*" at Annacarney, Valleymount, Blessington, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

**Having regard to:**

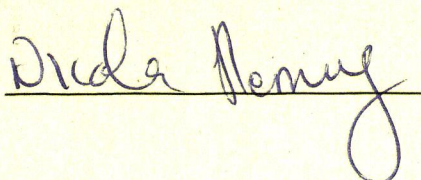
- a) The details received with the Section 5 application (EX 48/2026) on 2<sup>nd</sup> April 2026 and 27<sup>th</sup> April 2026.
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 6, 9 and Schedule 2: Part 1 - Class 3 of the Planning and Development Regulations 2001 (as amended).

**Main Reasons with respect to Section 5 Declaration:**

1. The construction of a c.96m<sup>2</sup> storage shed within the curtilage of the existing dwelling would be operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000 (as amended).
2. The works are therefore development given the provisions of Section 3(1)(a) of the Planning and Development Act 2000 (as amended).
3. The proposed works are considered to come within the description as set out under Schedule 2, Part 1, Class 3, of the Planning and Development Regulations 2001 (as amended), but would not meet the restrictions set out in limitation 2, as the floor area of the storage shed exceeds 25m<sup>2</sup>, and is therefore not exempted development.

**Recommendation**

The Planning Authority considers that "*construction of a shed (with rooflights) for storage*" at Annacarney, Valleymount, Blessington, Co. Wicklow is development and is NOT exempted development as recommended in the planning reports.

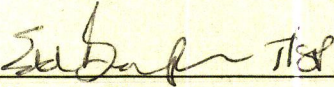
Signed: 

Date: 

ORDER:

I HEREBY DECLARE:

THAT "construction of a shed (with rooflights) for storage" at Annacarney, Vallemount, Blessington, Co. Wicklow is development and is NOT exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed:  T/S

T/Senior Planner

Planning, Economic & Rural Development

Date: 14/5/2026



**WICKLOW COUNTY COUNCIL  
PLANNING DEPARTMENT**

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**To:** Edel Bermingham SE / Patrice Ryan SEP  
**From:** Emma Willis AP  
**Type:** Section 5 Application  
**REF:** EX48/2026  
**Applicant:** John Keegan  
**FI Received:** 27/04/2026  
**Decision Due Date:** 17/05/2026  
**Address:** Annacarney, Valleymount, Blessington, Co Wicklow.  
**Exemption Query:** Construction of a shed for storage.

**Assessment:**

The issued further information sought clarification with regard to the following. [This report should be read in conjunction with the original planner's report relating to this Section 5.](#)

*In order to fully assess the Section 5 query, the applicant is requested to submit further details concerning the proposed shed for storage.*

1. *With respect to Class 3, the applicant is requested to confirm if the shed is intended for use as ancillary to the dwelling, and if this is the case, address that the location of the shed does not appear to be within the defined curtilage of the dwelling.*
2. *With respect to Class 9, the applicant is requested to clarify the following:*
  - a) *What is being stored in the shed?*
  - b) *If the proposed structure is associated with any other farmyard complex or farmyard buildings and, if applicable, to identify the same on a site location map.*

In response to above concerns, the applicant has provided the following information:

- A cover letter providing clarification on the intended use of the proposed storage shed.

The particulars submitted in response to the request for further information indicates that the shed will be used for storage purposes and ancillary to the existing dwelling on site. The applicant has noted that the shed falls within the curtilage of the dwelling. There is no previous planning history (likely pre-1963) which includes details defining the dwelling curtilage. Noting the applicants' response and the close proximity of the proposed structure to the main dwelling (approx. 25m distance) it is accepted that the proposed structure falls within the curtilage of the dwelling, and therefore the development for assessment falls under Schedule 2, Part 1, Class 3 of the Planning and Development Regulations 2001 (as amended). In this regard:

1. *No such structure shall be constructed, erected or placed forward of the front wall of a house.*

**Compliant. The structure is located to the rear of the dwelling.**

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.*

**Not Compliant.** The proposed shed (approximately 96m<sup>2</sup>) and therefore does not comply with this limitation.

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.*

**Compliant.**

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.*

**N/A** Proposal located to the rear.

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.*

**Compliant** – Height of proposed structure is 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.*

**Compliant** – The applicant has stated that the proposed shed is for domestic storage associated with the dwelling.

**Recommendation:**

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether the following constitutes exempted development within the meaning of the Planning and Development Acts, 2000 (as amended):

- a) Construction of shed (with rooflights) for storage, at Annacarney, Valleymount, Blessington, Co Wicklow.

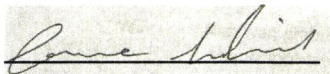
The Planning Authority considers that the construction of a shed (with rooflights) for storage (approximately 96m<sup>2</sup>), at Annacarney, Valleymount, Blessington, Co Wicklow is **development** and is **not exempted development**.

**Main Considerations with respect to Section 5 Declaration:**

- a) The details received with the Section 5 application (EX 48/2026) on 2<sup>nd</sup> April 2026 and 27<sup>th</sup> April 2026.
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 6, 9 and Schedule 2: Part 1 – Class 3 of the Planning and Development Regulations 2001 (as amended).
- d) ~~Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended)~~

**Main Reasons with respect to Section 5 Declaration:**

1. The construction of a c.96m<sup>2</sup> storage shed within the curtilage of the existing dwelling would be operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000 (as amended).
2. The works are therefore development given the provisions of Section 3(1)(a) of the Planning and Development Act 2000 (as amended).
3. The proposed works are considered to come within the description as set out under Schedule 2, Part 1, Class 3, of the Planning and Development Regulations 2001 (as amended), but would not meet the restrictions set out in limitation 2, as the floor area of the storage shed exceeds 25m<sup>2</sup>, and is therefore not exempted development.



**Emma Willis AP**

**Date: 08/05/2026**



**Agreed Patrice Ryan SEP 12/05/2026**

# MEMORANDUM

## WICKLOW COUNTY COUNCIL

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**TO: Emma Willis**  
**Assistant Planner**

**FROM: Nicola Fleming**  
**Staff Officer**

**RE: - EX48/2026 - 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 02/04/2026 along with FI received on 27/04/2026.

The due date on this declaration is the 17/05/2026.



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**Staff Officer**  
**Planning Development & Environment**

**From:** Nicola Fleming  
**Sent:** Wednesday 29 April 2026 08:42  
**To:** 'Sandra Leigh'  
**Subject:** RE: Application for Cert of Exemption under Section 5 of the planning and development Acts 2000( as ammended) - EX/ 2026 - construction of storage shed .

I acknowledge receipt of Further Information for EX48/2026 and to advise a due date of 17/05/2026 applies.

Regards,

*Nicola Fleming*

Oifigeach Foirne - Staff Officer

Pleanáil, Forbairt Eacnamaíochta & Tuaithe - Planning, Economic & Rural Development -

Comhairle Contae Chill Mhantáin, Halla an Chontae, Bóthar an Stáisiúin, Cill Mhantáin, A67 FW96  
Wicklow County Council, County Building, Station Road, Wicklow Town, A67 FW96

Ph☎: +353 (0404) 20148 |

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



Comhairle Chontae Chill Mhantáin  
Wicklow County Council

**From:** Sandra Leigh <  
**Sent:** Monday 27 April 2026 19:31  
**To:** Planning - Planning and Development Secretariat <plandev@wicklowcoco.ie>  
**Subject:** Application for Cert of Exemption under Section 5 of the planning and development Acts 2000( as ammended) - EX/ 2026 - construction of storage shed .

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Hi Nicola ,

I'm replying to letter received with questions relating to our application.

The name and address of application is

John Keegan .

Annacarney,

Valleymount,

Blessington  
Co Wicklow.  
W91Y678

The proposed shed is for domestic storage ie garden tools , bikes , fuel , general household items and we will store the cars in there during winter .

It is ancillary to the house .

The proposed site is within the same ownership and directly joins the house forming part of the residential curtilage . While previously containing trees now cleared the site has always been associated with the house and is not in agricultural use .

Rgds

Sandra Leigh

Sent from my iPhone

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## ola Fleming

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**From:** Sandra Leigh <  
**Sent:** Monday 27 April 2026 19:31  
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John Keegan  
Annacarney  
Valleymount  
Blessington  
Co. Wicklow  
W91 Y678

23<sup>rd</sup> April 2026

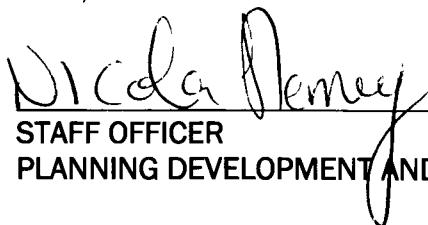
**RE: Application for Certificate of Exemption under Section 5 of the Planning & development Acts 2000 (as amended) – EX48/2026 – construction of storage shed.**

A Chara

In respect of your query under Section 5 of the Planning and Development Act 2000 (as amended) received on 2<sup>nd</sup> April 2026 In order to fully assess the Section 5 query, the applicant is requested to submit further details concerning the proposed shed for storage.

1. With respect to Class 3, the applicant is requested to confirm if the shed is intended for use as ancillary to the dwelling, and if this is the case, address that the location of the shed does not appear to be within the defined curtilage of the dwelling.
2. With respect to Class 9, the applicant is requested to clarify the following:
  - a) What is being stored in the shed?
  - b) If the proposed structure is associated with any other farmyard complex or farmyard buildings and, if applicable, to identify the same on a site location map.

Mise, le meas

  
STAFF OFFICER  
PLANNING DEVELOPMENT AND ENVIRONMENT.





**WICKLOW COUNTY COUNCIL  
PLANNING DEPARTMENT**

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**To:** Edel Bermingham SE / Patrice Ryan SEP  
**From:** Emma Willis AP  
**Type:** Section 5 Application  
**REF:** EX48/2026  
**Applicant:** John Keegan  
**Date of Application:** 02/04/2026  
**Decision Due Date:** 29/04/2026  
**Address:** Annacarney, Valleymount, Blessington, Co Wicklow.  
**Exemption Query:** Construction of a shed for storage.

**Application Site:** The application site is located in the rural townland of Annacarney, c.6km to the south of Blessington and c.1.5km to the south of Valleymount Village. The site is located in an Area of Outstanding Natural Beauty (The Blessington Lakes Area), on a corner site between the R-758 and L-4365. The subject site and agricultural field to the rear and north of the subject dwelling are elevated and gently sloping above the L-4365.

The site benefits from panoramic views of the surrounding area, Valleymount and the Poulaphouca Reservoir (it is located close to a number of prospects (i.e. ID20 of Poulaphouca Reservoir).

**Aerial / Site Image:**



**Relevant Planning History:**

EX83/2025: Rear Extension

**Question:**

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

- a) Construction of shed (with rooflights) for storage, at Annacarney, Valkeymount, Blessington, Co Wicklow.

**Legislative Context:**

**Planning and Development Act 2000 (as amended)**

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

**“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,
- 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...”

**Section 3 (1)** of the Act states the following in respect of **‘development’**:

1. In this Act, ‘development’ means, except where the context otherwise requires, as:  
“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.”
2. “development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.

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

**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.”

**Section 4 (2)** makes provision for ministerial regulations to set out further exemptions. The 2001 Planning Regulations as amended derive from this section and designate further works as being exempted development for the purposes of the act.

**Planning and Development Regulations, 2001 (as amended)**

**Article 6 (1)** states that certain classes of development which are specified in Schedule 2 shall be exempted development for the purposes of the Act, subject to compliance with any associated conditions and limitations;

**Article 9 (1) (a) and (b)** 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.

**Schedule 2, Part 1 (Classes 1-8)** describes classes of development situated within the curtilage of a house which are exempted development, provided that such development complies with the associated conditions and limitations.

<p><i>Development within the curtilage of a house</i></p> <p><b>CLASS 3</b> 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.</p>	<ol style="list-style-type: none"> <li>1. No such structure shall be constructed, erected or placed forward of the front wall of a house.</li> <li>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 25sqm.</li> <li>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 25sqm</li> <li>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.</li> <li>5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4m or, in any other case, 3m.</li> <li>6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses,</li> </ol>
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<p><b>Development to which article 6 relates shall not be exempted development for the purposes of the Act</b></p> <p>Restrictions on exemption. 9. (1)</p>	<p>or for any other purpose other than a purpose incidental to the enjoyment of the house as such.</p> <p>a) if the carrying out of such development would—</p> <p>(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,</p> <p>(x) consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,</p> <p>(xi) obstruct any public right of way</p>
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<p><i>Development within Agricultural Structures</i></p> <p><b>CLASS 9</b></p> <p>Works consisting of the provision of any store, barn, shed, glass-house or other structure, not being of a type specified in class 6, 7 or 8 of this Part of this Schedule, and having a gross floor space not exceeding 300 square metres.</p>	<p>1. No such structure shall be used for any purpose other than the purpose of agriculture or forestry but excluding the housing of animals or the storing of effluent.</p>
	<p>2. The gross floor space of such structures together with any other such structures situated within the same farmyard complex or complex of such structures or within 100 metres of that complex shall not exceed 900 square metres gross floor space in aggregate.</p>
	<p>3. No such structure shall be situated within 10 metres of any public road.</p>
	<p>4. No such structure within 100 metres of any public road shall exceed 8 metres in height.</p>
	<p>5. No such structure shall be situated within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save</p>

	with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.
	6. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

**Details submitted in support of the application:**

- Site Map
- Written Details of Structure (c.96m<sup>2</sup>)

**Environment:**

Natura 2000 /

NHA sites: Subject site is located c.250m south-west of the Poulaphuca Reservoir SAC and pNHA.

Protected Prospect

ID 20  
Origin R758, L8369, L4364 & L4365, Lake Drive from the N81 at Glashina to Oldcourt.  
Description Prospect of Poulaphuca Reservoir  
Location Located on the adjoining local road.

Protected View

ID 30  
Origin R758 Annacarney, Valleymount.

**Assessment:**

The Section 5 declaration application seeks an answer with respect to the following question:

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

- b) Construction of shed (with rooflights) for storage, at Annacarney, Valleymount, Blessington, Co Wicklow.

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 (1)** of the Act defines *“works”* as 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.

Having regard to the definition of “development” and “works” above, the Planning Authority is satisfied that the proposal involves works of construction and therefore the proposal does constitute development.

The second stage of the assessment is to determine whether or not the proposed works would be exempted development under the Planning and Development Act 2000 (as amended), or its associated Regulations.

Notwithstanding the above, the question asked by the applicant is stated as follows: “Construction of shed for storage”.

Other details submitted include the Eircode associated with the dwelling and an aerial photograph indicating the land holding as a dwelling and part of an agricultural field which indicates that the shed is located within the field boundary and not the currently defined boundary of the dwelling. Therefore, it is not clear if this shed is to be constructed within the indicative curtilage of the existing dwelling on site, or the wider agricultural site as referred to in the aerial photograph where landownership has been outlined in red. Furthermore, no planning history is available to clearly define the curtilage of the dwelling, which appears to be pre-1963.

The question and details submitted are considered insufficient to allow the Planning Authority to determine if the proposal falls under the following:

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.”*

Or

Class 9

*“Works consisting of the provision of any store, barn, shed, glass-house or other structure, not being of a type specified in class 6, 7 or 8 of this Part of this Schedule, and having a gross floor space not exceeding 300 square metres.”*

With respect to Class 3, the applicant is advised that the location of the shed does not appear to be within the defined curtilage of the dwelling.

With respect to Class 9, the applicant would need to clarify the following:

- c) What is being stored in the shed
- d) If the proposed structure is associated with any other farmyard complex or farmyard buildings and, if applicable, to identify the same on a site location map.

Further Information is therefore required which addresses the above.

**Recommendation:**

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

- Construction of shed (with rooflights) for storage, at Annacarney, Valleymount, Blessington, Co Wicklow

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

The Planning Authority considers that the construction of a shed (with rooflights) for storage (approximately 96m<sup>2</sup>), at Annacarney, Valleymount, Blessington, Co Wicklow is **development**, however insufficient information has been provided to allow the Planning Authority the opportunity to assess it under the correct Class of development. Further information will be sought in this regard.

**FURTHER INFORMATION**

1. The question and details submitted are considered insufficient to allow the Planning Authority to determine if the proposal falls under the following:

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."*

Or

Class 9

*"Works consisting of the provision of any store, barn, shed, glass-house or other structure, not being of a type specified in class 6, 7 or 8 of this Part of this Schedule, and having a gross floor space not exceeding 300 square metres."*

In order to fully assess the Section 5 query, the applicant is requested to submit further details concerning the proposed shed for storage.

(a) 4. With respect to Class 3, the applicant is requested to confirm if the shed is intended for use as ancillary to the dwelling, and if this is the case, address that the location of the shed does not appear to be within the defined curtilage of the dwelling.

(b) 7. With respect to Class 9, the applicant is requested to clarify the following:

- a) What is being stored in the shed?
- b) If the proposed structure is associated with any other farmyard complex or farmyard buildings and, if applicable, to identify the same on a site location map.



Emma Willis AP

Date: 22/04/2026

Afreed.  
Patricia 23/04/26.  
SEP.

## MEMORANDUM

### WICKLOW COUNTY COUNCIL

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**TO: Emma Willis**  
**Assistant Planner**

**FROM: Aoife Kinsella**  
**Clerical Officer**

**RE: - EX48/2026 - 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 02/04/2026.

The due date on this declaration is the 29/04/2026.

Aoife Kinsella

**Clerical Officer**  
**Planning Development & Environment**



# 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](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

John Keegan  
Annacarney  
Valleymount  
Blessington  
Co. Wicklow  
W91 Y678


9<sup>th</sup> of April 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX48/2026

A Chara

I wish to acknowledge receipt on 02/04/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 29/04/2026.

Mise, le meas

  
\_\_\_\_\_  
Aoife Kinsella  
Clerical Officer  
Planning, Economic & Rural Development



Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

01/04/2026 09:57:13

Receipt No L1/0/361401  
\*\*\*\*\* REPRINT \*\*\*\*\*

John Keegan  
Annakearney  
Ballymount  
Co Wicklow

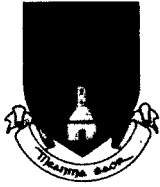
EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total 80 00 EUR

Tendered  
Credit Card 80 00

Change 0 00

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

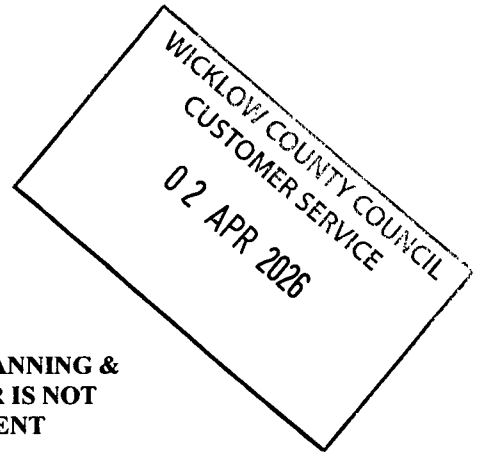


Wicklow County Council  
 County Buildings  
 Wicklow  
 Co Wicklow  
 Telephone 0404 20148  
 Fax 0404 69462

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:

JOHN KEEGAN

Address of applicant: \_\_\_\_\_

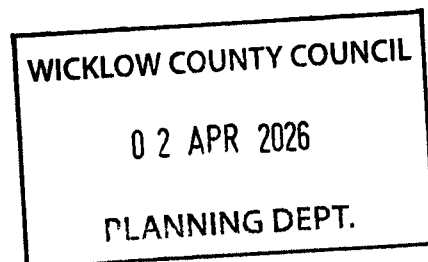
ANNACARNEY, VALLEYMOUNT  
BLESSINGTON, CO WICKLOW

W91Y678

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

**2. Agents Details (Where Applicable)**

(b) Name of Agent (where applicable) N/A.



i. Location of Development subject of Declaration

ANNACARNEY, VALLEYMOUNT  
BLESSINGTON, CO WICKLOW  
W91Y678

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

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, 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

*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

- CONSTRUCTION OF SHED FOR STORAGE.  
PLEASE SEE ATTACHED DETAILS.

viii. Fee of € 80 Attached ?

- fee of €80 paid

-

Signed :

John Keegan

Dated :

1/4/26.

-

**Building Dimensions:**

- 8m x 12m x 3m

**Doors:**

- 1 x 10ft x 10ft Roller Door (manually operated)
- 1 x Pedestrian Door with a key operated lock and pull handle

**Cladding:**

- Sheeted with PVC coated single skin cladding
- Colour co-ordinated corner flashings and trimmings
- Colour co-ordinated screws and caps

**Roof:**

• Colour co-ordinated screws and caps

- Sheeted with non-drip PVC coated single skin cladding
- Colour co-ordinated corner flashings and trimmings
- Several heavy-duty skylights (Not non-drip)
- Colour co-ordinated screws and caps
- Draft proofing profile foam fillers to prevent blow ins
- Colour co-ordinated guttering and down pipes
- Steelwork coated with a semi-gloss paint
- DPC layer (damp course) applied along the base

**Internal Finish:**



English | Gaeilge

ANNACARNEY

VALLEYMOUNT

BLESSINGTON

CO. WICKLOW

**W91 Y678**

