



# Comhairle Contae Chill Mhantáin Wicklow County Council

**Forbairt Pleanála agus Comhshaol  
Planning Development and Environment**

Áras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
Guthán / Tel: (0404) 20148  
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Rphost / Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
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Dunbar Lunn  
Consulting Engineers  
Unit 2  
Alder Court  
Ferns  
Co. Wexford  
Y21 P9Y8


6<sup>th</sup> March 2024

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX14/2024 – Ray Phillips

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





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

**Applicant:** Ray Philips

**Location:** Delgany Hill, Church Road, Delgany, Co. Wicklow

**CHIEF EXECUTIVE ORDER NO. CE/PERD/314/2024**

A question has arisen as to whether “the conversion of the existing office unit to 3 residential units” at Delgany Hall, Church Road, Delgany, Co. Wicklow is or is not exempted development.

### Having regard to:

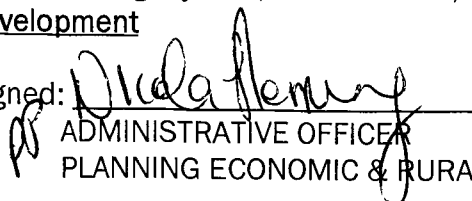
- The details submitted with the Section 5 Declaration, and the Article 10 notification form
- Planning Permission Register Reference PRR06/4890.
- Sustainable Urban Housing : Design Standards for New Apartments : Guidelines for Planning Authorities :DOE : December 2022
- Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- Article 10 (6), and Schedule 2 : Part 4 of the Planning and Development Regulations 2001 (as amended).

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

- The conversion of existing offices to residential would come within the definition of development as provided for under Section 3 of the Planning and Development Act 2000 (as amended) as it would result in a material change of use.
- Limited details have been submitted to confirm compliance with parts (c)(iii),d(ii),d(vi),d(vii) of Article 10(6).
- The conversion would be contrary to the criteria set out under Article 10(6) (d)(ix) which provides that ‘No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission’, as Condition 8 of PRR 06/4890 requires that ‘*the use of the proposed building shall be restricted to office use only. Any subsequent other change of use shall require a separate planning application to be made to the Planning Authority.*’ The change of use would contravene Condition 8 of PRR 06/4890

The Planning Authority considers that “the conversion of the existing office unit to 3 residential units” at Delgany Hall, Church Road, Delgany, Co. Wicklow **is development and is not exempted development**

Signed:

  
ADMINISTRATIVE OFFICER  
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated  March 2024

Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas  
This document is available in alternative formats on request

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísí, Forbairt Pleanála agus Comhshaol.  
All correspondence should be addressed to the Director of Services, Planning Development & Environment.



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/314/2024

Reference Number: EXO14/2024

Name of Applicant: Ray Philips

Nature of Application: Section 5 Referral as to whether or not "the conversion of the existing office unit to 3 residential units" is or is not development and is or is not exempted development.

Location of Subject Site: Delgany Hill, Church Road, Delgany, Co. Wicklow

Report from Edel Bermingham SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "the conversion of the existing office unit to 3 residential units" at Delgany Hall, Church Road, Delgany, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Having regard to:

- a) The details submitted with the Section 5 Declaration, and the Article 10 notification form
- b) Planning Permission Register Reference PRR06/4890.
- c) Sustainable Urban Housing : Design Standards for New Apartments : Guidelines for Planning Authorities :DOE : December 2022
- d) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- e) Article 10 (6), and Schedule 2 : Part 4 of the Planning and Development Regulations 2001 (as amended).

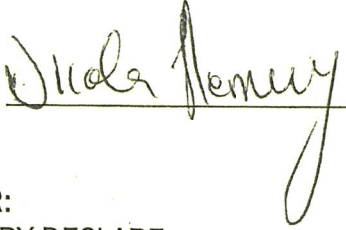
Main Reason with respect to Section 5 Declaration:

- i. The conversion of existing offices to residential would come within the definition of development as provided for under Section 3 of the Planning and Development Act 2000 (as amended) as it would result in a material change of use.
- ii. Limited details have been submitted to confirm compliance with parts (c)(iii),d(ii),d(vi),d(vii) of Article 10(6).
- iii. The conversion would be contrary to the criteria set out under Article 10(6) (d)(ix) which provides that 'No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission', as Condition 8 of PRR 06/4890 requires that *'the use of the proposed building shall be restricted to office use only. Any subsequent other change of use shall require a separate planning application to be made to the Planning Authority.* The change of use would contravene Condition 8 of PRR 06/4890

Recommendation:

The Planning Authority considers that "the conversion of the existing office unit to 3 residential units" at Delgany Hall, Church Road, Delgany, Co. Wicklow is development and is not exempted development as recommended in the report by the SEP.

Signed



Dated 6<sup>th</sup> day of March 2024

ORDER:

I HEREBY DECLARE:

That "the conversion of the existing office unit to 3 residential units" at Delgany Hall, Church Road, Delgany, Co. Wicklow is development and is not exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed



Dated 6<sup>th</sup> day of March 2024

Director of Services

Planning, Economic & Rural Development

## Section 5 Application : EX 14/2024

Date : 4<sup>th</sup> March 2024.

Applicant : Ray Philips

Address : Delgany Hall, Church Road, Delgany

Whether or not :

The conversion of the existing office unit to 3 residential unit is or is not development, and is or is not exempted development.

### Planning History :

PRR 06/4890 Permission granted for the demolition of existing offices & provision of new offices & ancillary site development works.

Condition 8

8. The use of the proposed building shall be restricted to office use only. Any subsequent other change of use shall require a separate planning application to be made to the Planning Authority.

REASON : In the interests of traffic safety, residential amenity and proper planning and development.

PRR 99/142 Application withdrawn for the demolition of existing offices and replacement with new building incorporating offices at ground floor level and apartment at first floor level

### Sustainable Urban Housing : Design Standards for New Apartments : Guidelines for Planning Authorities :DOE : December 2022.

#### Internal Storage

3.30 As part of required minimum apartment floor areas, provision should be made for general storage and utility. Minimum requirements for storage areas are set out in Appendix 1 and are intended to accommodate household utility functions such as clothes washing and the storage of bulky personal or household items.

3.31 Storage should be additional to kitchen presses and bedroom furniture, but may be partly provided in these rooms. In such cases this must be in addition to minimum aggregate living/dining/kitchen or bedroom floor areas. A store off a hallway or landing will facilitate access, but hot presses or boiler space will not count as general storage. As a rule, no individual storage room within an apartment should exceed 3.5 square metres.



3.32 Apartment schemes should provide storage for bulky items outside individual units (i.e. at ground or basement level). Secure, ground floor storage space allocated to individual apartments and located close to the entrance to the apartment block or building is particularly useful and planning authorities should encourage the provision of such space in addition to minimum apartment storage requirements. This form of storage may be used for equipment such as, for example, bicycles or bicycle equipment, children's outdoor toys or buggies. However, such storage does not satisfy bicycle parking requirements.

3.33 Where secure, allocated ground or basement level storage is provided, it may be used to satisfy up to half of the minimum storage requirement for individual apartment units, but shall not serve to reduce the minimum floor area required to be provided within each individual apartment unit, as set out in these guidelines. This is intended to enable greater flexibility in apartment design, whereby more living or bedroom space may be provided within the apartment unit in lieu of a portion of required internal storage space where such storage space has been provided elsewhere in the building.

#### Required Minimum Floor Areas and Standards

##### Minimum overall apartment floor areas

Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*

\* Figures in brackets refer to 1995 guidelines

\*\*Permissible in limited circumstances

##### Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms

Apartment type ***	Width of living/ dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

##### Minimum bedroom floor areas/widths\*\*\*

Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

\* Note: Minimum floor areas exclude built-in storage presses that are contributing to storage space requirements

\*\* Note: Combined living/dining/bedspace

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

#### Minimum storage space requirements

#### Minimum floor areas for private amenity space

#### Relevant Legislation :

*Planning and Development Act 2000 (as amended)*

Section 2 : (1) In this Act, except where the context otherwise requires—

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

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

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

(i) the interior of the structure,

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

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

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

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3 :

3.—(1) In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

#### Section 4

(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;

(2) (a) The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that—

(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.

#### Planning and Development Regulations 2001(as amended )

Article 10(6) – inserted *by the* Planning and Development (Amendment) (No. 2) Regulations 2018 (S.I. No. 30 of 2018), - Provision to provide an exemption for the change of use, and any related works, of certain vacant commercial premises to residential use.

#### Schedule 2 : Part 4

##### PART 4

##### Exempted development – Classes of Use

##### CLASS 1

Use as a shop.

##### CLASS 2

Use for the provision of—

(a) financial services,

(b) professional services (other than health or medical services),

(c) any other services (including use as a betting office),

where the services are provided principally to visiting members of the public.

##### CLASS 3

Use as an office, other than a use to which class 2 of this Part of this Schedule applies.

##### CLASS 6

Use as a residential club, a guest house or a hostel (other than a hostel where care is provided).

##### CLASS 12

Use as a Public House, meaning a premises which has been licensed for the sale and consumption of intoxicating liquor on the premises under the Licensing Acts 1833 to 2018.



**Assessment :**

The querist seeks confirmation that the conversion of the existing office unit to 3 residential units is or is not development, and is or is not exempted development.

The structure on site was permitted by reference to PRR 06/4890, the permitted use was as an office. Any previous buildings on site were demolished. Accordingly the authorised use of the structure is as an office. The agents have submitted a Section 10 notification form with the exemption application which indicates that the proposal is for 3 units, each 65sqm. A review of the planning permission site identifies a basement area, and ground floor for use as offices, with attic storage. It would appear that the proposal may involved the conversion of the attic space to residential, as no floor plans provided this is not clear.

The first question to be asked is whether the proposal would be development having regard to Section 3 of the Planning and Development Act 2000(as amended). In this regard the change of use of the structure which is authorised for use as offices to use for residential purposes would give rise to different patterns of usage, traffic movements and impacts on the pattern of development in the vicinity and therefore would be materially different in character to use as an office, and is a material change of use and therefore development have regard to Section 3 .

Provision is made under Article 10 (6) of the Planning and Development Regulations 2001(as amended) to allow for conversions of uses which come within Class

The next question is therefore would the conversion come within the provisions set out under Article 10 (6), and the following sets out compliance with respect to each element of Article 10 (6):

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2

Yes- proposals is for the change of use from office to residential.

(c) (i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,

Yes - structure was completed prior to the 8<sup>th</sup> February 2018

(c) (ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6, or 12,

Yes

(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development, then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).



No details submitted to confirm same

(d) (i) The development is commenced and completed during the relevant period.

Yes - The relevant period is the 18th February 2018 until 31 December 2025 and therefore the indicated works will be completed by 31<sup>st</sup> December 2025.

(d)(ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with subparagraph (vii), shall – (I) primarily affect the interior of the structure, (II) retain 50 per cent or more of the existing external fabric of the building, and (III) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.

No details submitted to confirm same

(d) (iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.

Not applicable

(d) (iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.

Not applicable

(d) (v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.

3 apartments to be provided.

(d) (vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.

No details submitted to confirm same

(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.

No details submitted to confirm same

(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued



a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.

N/A

(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

Condition 8 of PRR06/4890 provides that

8. The use of the proposed building shall be restricted to office use only. Any subsequent other change of use shall require a separate planning application to be made to the Planning Authority.

REASON : In the interests of traffic safety, residential amenity and proper planning and development.

The

therefore the change of use would contravene this condition.

(x) No development shall relate to any structure in any of the following areas:

(I) an area to which a special amenity area order relates;

(II) an area of special planning control;

(III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

Not Applicable

(xi) No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

Not Applicable.

(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

Not Applicable.

From review of the submitted details it is evident that insufficient details have been submitted to show compliance with the provisions of Article 10(6), but fundamentally given the proposal would contravene Condition 8 of PRR 06/4890 the proposal would not fully accord with the provisions of Article 10(6) and is therefore not exempted development.



### Recommendation :

With respect to the query under Section 5 of the Planning and Development Act 2000(as amended), as to whether the conversion of the existing offices to 3 residential units at Delgany Hall, Church Road, Delgany, Co. Wicklow constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

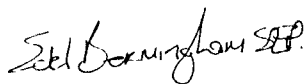
The Planning Authority consider that the conversion of existing offices to 3 residential units, is development and **is Not Exempted Development.**

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

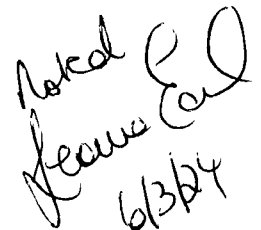
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- d) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- e) Article 10 (6), and Schedule 2 : Part 4 of the Planning and Development Regulations 2001 (as amended).

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

- i. The conversion of existing offices to residential would come within the definition of development as provided for under Section 3 of the Planning and Development Act 2000 (as amended) as it would result in a material change of use.
- ii. Limited details have been submitted to confirm compliance with parts (c)(iii),d(ii),d(vi),d(vii) of Article 10(6).
- iii. The conversion would be contrary to the criteria set out under Article 10(6) (d)(ix) which provides that 'No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission', as Condition 8 of PRR 06/4890 requires that *'the use of the proposed building shall be restricted to office use only. Any subsequent other change of use shall require a separate planning application to be made to the Planning Authority.* The change of use would contravene Condition 8 of PRR 06/4890



4/3/2024

  
6/3/24

NOTIFICATION FORM  
EXEMPTED DEVELOPMENT - ARTICLE 10(6) CHANGE OF USE EXEMPTION

Name of Relevant Planning Authority: Nicklaw County Council

Name of Notifier/Property Owner: Ray Phillips

Name of Person/Agent Acting on behalf of Notifier/Property Owner (if any):  
Dunbar Lunn Consulting Engineers

[Note: Contact Details to be supplied at the end of this form]

Notification of intention to avail of exempted development provisions under Article 10(6) of the Planning and Development Regulations 2001, as inserted by Article 2 of the Planning and Development (Amendment) (No. 2) Regulations 2018, at least two weeks prior to the commencement of the proposed change of use and any related works.

Notification Details Required:

Location of structure

Full Postal Address

Delgany Hall, Church Road  
Delgany

Eircode

A63 DT85

Total number of Residential Unit(s)

number - e.g. 5

3

Total Residential Floorspace (m<sup>2</sup>)

number - e.g. 642

195m<sup>2</sup>

Number of bedrooms

Floorspace of unit (m<sup>2</sup>)

Residential Unit 1

number - e.g. 2

2

number - e.g. 84

65

Residential Unit 2

2

65

Residential Unit 3

2

65

Residential Unit 4

Residential Unit 5

Residential Unit 6

Residential Unit 7

Residential Unit 8

Residential Unit 9

Date works will commence

(Minimum of two weeks subsequent to date of notification)

01/05/24  
dd/mm/yyyy

Signed (Notifier/ Agent as appropriate):

Mark Dool

Date:

28/02/24

**Siobhan O'Brien**

---

**From:** Eileen Hayes - DunbarLunn Consulting Engineers <[eileen.hayes@dunbarlunn.com](mailto:eileen.hayes@dunbarlunn.com)>  
**Sent:** Wednesday 28 February 2024 11:36  
**To:** Planning - Planning and Development Secretariat  
**Cc:** [edel.birmingham@wicklowcoco.ie](mailto:edel.birmingham@wicklowcoco.ie)  
**Subject:** Ray Phillips - Exempted development Application  
**Attachments:** 23.038 Secion 10 (6) application form .pdf

**Importance:** High

**Attention: Edel Birmingham**

Adel,

We spoke briefly about our client Ray Phillips yesterday by telephone. After speaking with Martin Dunbar it seems it is a section 10(6) application we are looking for on this site. Sorry for any confusion caused.

Please find attached the revised application form for review. If you would like to discuss this application further, please do not hesitate to contact me.

Regards,

Eileen Hayes

---

Arch. Tech.

**dunbar lunn**

civil & structural consulting engineers  
Unit 2,  
Alder Court  
Ferns

Co. Wexford:

PH:053 9366005 F: 053 9366009

E-mail: [eileen.hayes@dunbarlunn.com](mailto:eileen.hayes@dunbarlunn.com)

*Civil Engineering Design-Structural Engineering Design- BER Certification (Domestic & Non Domestic)  
Structural Surveys & Reports- Project Management & PSDP- Land Registry Mapping/ Legal Mapping*

Wicklow County Council  
County Buildings  
Wicklow  
0404-2010

26/02/2024 13 04 16

Receipt No L1/0/325808  
\*\*\*\*\* REPRINT \*\*\*\*\*

MARTIN DUNBAR  
DUNBAR LUNN CONSULTING ENGINEERS  
UNIT 2 ADLERCOURT  
FERNS  
ENNISCORTHY  
CO WEXFORD

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

Total	80 00 EUR
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Tendered  
Cheque 80 00  
DELGANY HALL, CHURCH RD

Change	0 00
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Issued By Ruth Graham  
From Customer Service Hub  
Vat reg No 0015233H

**APPLICATION FOR DECLARATION OF EXEMPTED DEVELOPMENT  
SECTION 5 – PLANNING & DEVELOPMENT ACT 2000 (as amended)**

Name and address of applicant(s) RAY PHILLIPS

DRIFTWOOD, BALLYBALLOO UPPER,  
BLACKWATER,  
CO. WEXFORD,  
Y21 P654

Eircode: A63 DT85

If applicant is a company –

Names of Company Directors N/A

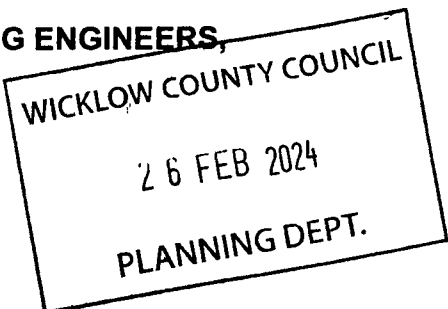
Registered address of company \_\_\_\_\_

Companies office registration number \_\_\_\_\_

Name and address of person MARTIN DUNBAR  
acting on behalf of applicant

**DUNBAR LUNN CONSULTING ENGINEERS,  
UNIT 2 ALDERCOURT,  
FERNS,  
ENNISCORTHY,  
CO. WEXFORD**

Eircode: Y21 P9Y8



Location townland and postal DELGANY HALL, CHURCH ROAD, DELGANY  
address of land or structure  
concerned

(Please attach site location map)

Nature and extent of development

**PROPOSAL TO CONVERT EXISTING COMMERCIAL DEVELOPMENT TO ORIGINAL  
USE OF RESIDENTIAL DEVELOPMENT (CHANGE OF USE)**

(Please attach drawings in detail to support application)



**Section of Exempted Development**

**EXISTING COMMERCIAL UNIT GRANTED UNDER PLANNING REFERENCE 06/4890  
FROM DOMESTIC DWELLING, APPLICANT WOULD LIKE TO REVERT THE CHANGE  
OF USE TO DOMESTIC USE.**

**Regulations under which exemption:  
is claimed**

**Planning and development Act 2000 Regulations**

**SIGNED** Math Durl.

**DATE** 22/02/24

**Fee of €80.00 to accompany application**

728100 mE, 710940 mN

The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoine



Folio: WW30032F

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

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This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

Right of Way / Wayleave

- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- ▽ Soak Pit

A full list of burdens and their symbology can be found at:  
[www.landdirect.ie](http://www.landdirect.ie)

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.

DELGANY

BD6U

STILEBAWN

Glenair Manor

727780 mE, 710680 mN  
Date Printed: 13/08/2018

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1:1000 Scale



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