Comhairle Contae Chill Mhantáin
Wicklow County Council

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

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel (0404) 20148
Faics / Fax (0404) 69462
Rphost / Email plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

Caitlin Byrne,

24TH Of November 2026

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) -EX 146/2026

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,

Caitlin Byrne.
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: Caitlin Byrne

Location: 10 Avonbeg Cottages, Ballinaclash, Rathdrum, Co. Wicklow.

Reference Number: EX146/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/1415

A question has arisen as to whether "refurbishment works to vacant property" *at* 10 Avonbeg Cottages, Ballinaclash, Rathdrum, 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 7: Part 1: Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:
(i) The refurbishment works to a vacant dwelling would involve operations of construction and would therefore come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000 (as amended).
(ii) These works are development having regard to the provisions of Section 3 of the Planning and Development Act 2000 (as amended).
(iii) The construction of the rear extension would come within the description set out in Class1: Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and is therefore **exempted development**.
(iv) The construction of the front porch would come within the description set out in Class7: Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) however, from the details it would exceed limitation No.3 as it would have a height in excess of 3m when measured from the ground level, and is therefore **NOT exempted development**

The Planning Authority considers that

i. the proposed rear extension, is Development and **is Exempted development** and;
ii. the proposed porch to the front is Development and **is NOT Exempted development.** *at* 10 Avonbeg Cottages, Ballinaclash, Rathdrum, Co. Wicklow.

Signed: Daire Byrne Date: 24/11/2026
pp ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/1415

Reference Number:	EX 146/2026
Name of Applicant:	Caitlin Byrne
Nature of Application:	Section 5 Referral as to whether "refurbishment works to vacant property" is or is not development and is or is not exempted development.
Location of Subject Site:	10 Avonbeg Cottages, Ballinaclash, Rathdrum, Co. Wicklow.
Report from:	Shane McCormack E.P

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "*refurbishment works to vacant property*"*at* 10 Avonbeg Cottages, Ballinaclash, Rathdrum, Co. Wicklow *i*s 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 7: Part 1: Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:
(i) The refurbishment works to a vacant dwelling would involve operations of construction and would therefore come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000 (as amended).
(ii) These works are development having regard to the provisions of Section 3 of the Planning and Development Act 2000 (as amended).
(iii) The construction of the rear extension would come within the description set out in Class1: Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and is therefore **exempted development.**
(iv) The construction of the front porch would come within the description set out in Class7: Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) however, from the details it would exceed limitation No.3 as it would have a height in excess of 3m when measured from the ground level, and is therefore **NOT exempted development**

Recommendation
The Planning Authority, as recommended by the above named and in accordance with reports prepared by the Planning Department, considers that

i. the proposed rear extension, is Development and **is Exempted development** and;
ii. the proposed porch to the front is Development and **is NOT Exempted development**. *at* 10 Avonbeg Cottages, Ballinaclash, Rathdrum, Co. Wicklow

Signed: Dianne Byrne Date: 24/11/2026

ORDER:
I HEREBY DECLARE:
THAT

i. the proposed rear extension, is Development and **is Exempted development** and;
ii. the proposed porch to the front is Development and **is NOT Exempted development**. *at* 10 Avonbeg Cottages, Ballinaclash, Rathdrum, Co. Wicklow.is within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: _____ Date: 24/11/2026
T/ Senior Planner
Planning, Economic & Rural Development

WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT
Section 5 – Application for declaration of Exemption Certificate

TO:	**Edel Bermingham SP / Patrice Ryan SEP**
FROM:	**Shane McCormack EP**
REF:	**EX 146/2026**
DECISION DUE DATE:	**13/12/2026**
APPLICANT:	**Caitlin Byrne**
DEVELOPMENT:	**Refurbishment works to vacant property**

The subject site is located at 10 Avonbeg Cottages, Ballinaclash, Rathdrum, Co. Wicklow as shown in Figure 1.

Figure 1: Subject site location



Exemption: Whether or not:

The refurbishment works to vacant property, constitutes exempted development within the meaning of the Planning and Development Act 2000 (as amended).

Planning History: **N/A**

Relevant legislation:

Planning and Development Act 2000 (as amended)

Section 2

"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)*;

"alteration" includes—
(a) plastering or painting or the removal of plaster or stucco, or
(b) the replacement of a door, window or roof, that materially alters the external appearance of a structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures;

"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) 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 Exempted Development – General

Development within the curtilage of a house

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 and limitations

1. *(a)Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 square metres. (b) Subject to paragraph (a), where the house is terraced or semidetached, 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 45 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 total area of private open space within the curtilage of the house, reserved exclusively for the use of the occupants 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 8 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 8 metres from the boundary it faces.*
7. *The roof of any extension shall not be used as a balcony or terrace.*
8. *This exemption shall only be used on the principal house and not any additional detached house within the curtilage of the principal house.*

CLASS 7

The construction or erection of a porch outside any external door of a house.

Conditions and limitations

1. *Any such structure shall be situated not less than 2 metres from any road.*
2. *The floor area of any such structure shall not exceed 2 square metres.*
3. *The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.*

Assessment:

The Section 5 application seeks a declaration as to whether the refurbishment works to vacant property is or is not development or is or is not exempted development.

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

"development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

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

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

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 proposal would be exempted development under the Planning and Development Act 2000 (as amended) or its associated Regulations.

Development description: A rear extension

A rear extension is proposed and therefore Class 1 applies. Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) has the following conditions and limitations;

Description of Development	Conditions and Limitations
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.	1. (a)Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 square metres. (b) Subject to paragraph (a), where the house is terraced or semidetached, 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. **Response: The proposed rear house extension is less than 45sq.m. and is located to the rear of the existing dwelling.** 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 45 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.

	Response: N/A – No previous extension. 3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary. **Response: N/A – No upper floor extension is proposed.** 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. **Response: The proposed rear gable does not exceed the height of the existing side walls of the house.** 5. The construction or erection of any such extension to the rear of the house shall not reduce the total area of private open space within the curtilage of the house, reserved exclusively for the use of the occupants of the house to less than 25 square metres. **Response: The proposed extension will not reduce the private open space to less than 25 sq.m.** 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 8 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 8 metres from the boundary it faces. **Response: All ground floor windows are at least 1 meter away from the boundary they face.**

	7. The roof of any extension shall not be used as a balcony or terrace. **Response: No balcony or terrace is proposed** 8. This exemption shall only be used on the principal house and not any additional detached house within the curtilage of the principal house. **Response: The subject dwelling is principal house. There are no secondary dwellings located on the subject site.**

Development description: Front porch and steps

A front porch and steps are proposed and therefore Class 7 applies. Schedule 2, Part 1, Class 7 of the Planning and Development Regulations 2001 (as amended) has the following conditions and limitations;

Description of Development	Conditions and Limitations
Class 7	
The construction or erection of a porch outside any external door of a house.	1. *Any such structure shall be situated not less than 2 metres from any road.* **Response: The proposed porch is located more than 2 meters away from the road** 2. *The floor area of any such structure shall not exceed 2 square metres.* **Response: The proposed porch measures 1.4x1.4 and is under 2 sq.m.** 3. *The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.* **Response: No dimensions have been provided in respect of the height of the proposed porch. However, having regard to the dimensions of the existing dwelling and the stated internal ceiling heights, using a scale ruler it is noted that the proposed porch, which is measured from the bottom of the steps exceeds the**

	maximum permissible height of 3 meters. In addition to the above class 7 does not provide for an exemption for steps which are proposed to the front of the porch. Therefore, the proposed development to the front of the dwelling does not constitute exempted development.

Appropriate Assessment

Having regard to the nature and scale of the proposed development, connected to existing services within the curtilage of an existing dwelling, it is not considered that the proposed development would give rise to any adverse impacts on the qualifying interests and conservation objectives of any European/natura sites and therefore the proposed development would not necessitate the carrying out of an Appropriate Assessment in accordance with the requirements of Article 6(3) of the EU Habitats Directive.

Recommendation:

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

> The refurbishment works to vacant property constitutes exempted development within the meaning of the Planning and Development Acts, 2000 (as amended)

The Planning Authority considers that,

i. the proposed rear extension, is Development and **is Exempted development** and;
ii. the proposed porch to the front is Development and **is NOT Exempted development**.

Main Considerations with respect to Section 5 Declaration:

a) The details submitted with the Section 5 Declaration Application.
b) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended).
c) Article 6, 9 and Class 1 and Class 7: Part 1: Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

(i) The refurbishment works to a vacant dwelling would involve operations of construction and would therefore come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000 (as amended).
(ii) These works are development having regard to the provisions of Section 3 of the Planning and Development Act 2000 (as amended).
(iii) The construction of the rear extension would come within the description set out in Class1: Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) and is therefore **exempted development**.
(iv) The construction of the front porch would ~~not~~ come within the description set out in Class7: Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), ~~and is~~ therefore **NOT exempted development.** however from the details it would exceed limitation No 3 as it would have a height in excess of 3m when measured from the ground level, and is therefore not exempted development.

81

Shane McCormack EP
Date: 18/11/2026

Agreed as recorded

TLSP
20/11/2026.

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Shane McCormack
Executive Planner

FROM: Joanne Byrne
A/ Staff Officer

RE:- EX146/2026 - 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 16/11/2026.

The due date on this declaration is the **13/12/2026.**

Joanne Byrne

A/Staff Officer
Planning, Development & Environment

Comhairle Contae Chill Mhantáin
Wicklow County Council

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

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Cill Mhantáin /
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Suíomh / Website www

Caitlin Byrne,

17th November 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended) – EX146/2026

A Chara

I wish to acknowledge receipt on 16/11/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 13/12/2026.

Mise, le meas

Joanne Byrne

Joanne Byrne
A/ Staff Officer
Planning, Economic & Rural Development

Wicklow County Council
County Buildings
Wicklow
0404-20100

16/11/2026 09 49 08

Receipt No L1/0/372213
***** REPRINT *****

CAITLIN BYRNE
10 AVONBEG COTTAGES
BALLINACLASH
RATHDRUM
CO WICKLOW

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

Total 80 00 EUR

Tendered
Cash 80 00
10 AVONBEG COTTAGES BALLINACLA

Change 0 00

Issued By Adam Copeland
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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: CAITLIN BYRNE

Address of applicant: [illegible]

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

WICKLOW COUNTY COUNCIL
16 NOV 2026
PLANNING DEPT.

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) _____

Address of Agent : _____

_____

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

3. Declaration Details

i. Location of Development subject of Declaration 10 AVONBEG COTTAGES, BALLINACLASH, RATHDRUM CO. WICKLOW

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

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

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, 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 CONFIRMATION OF EXEMPTION FOR VACANT PROPERTY REFURBISHMENT GRAT APPLICATION PURPOSES.

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 PLANNING AND DEVELOPMENT (EXEMPTED DEVELOPMENT ACT OF 2000) REGULATIONS 2026 (S.I. 338 OF 2026)

CLASS 7 OF PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED) (REGARDING 2M² PORCH)

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

(1) PROPOSED ELEVATIONS.
(2) PROPOSED PLAN AND SECTION
(3) EXISTING HOUSE
(4) EXTENSION.
(5) EXTENSION 3D.
(6) LOCATION MAP.

viii. Fee of € 80 Attached ? YES (CASH)

Signed : [signature] Dated : 09/11/2026.

Additional Notes :

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

A. Extension to dwelling - Class 1 Part 1 of Schedule 2

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

B. Land Reclamation -

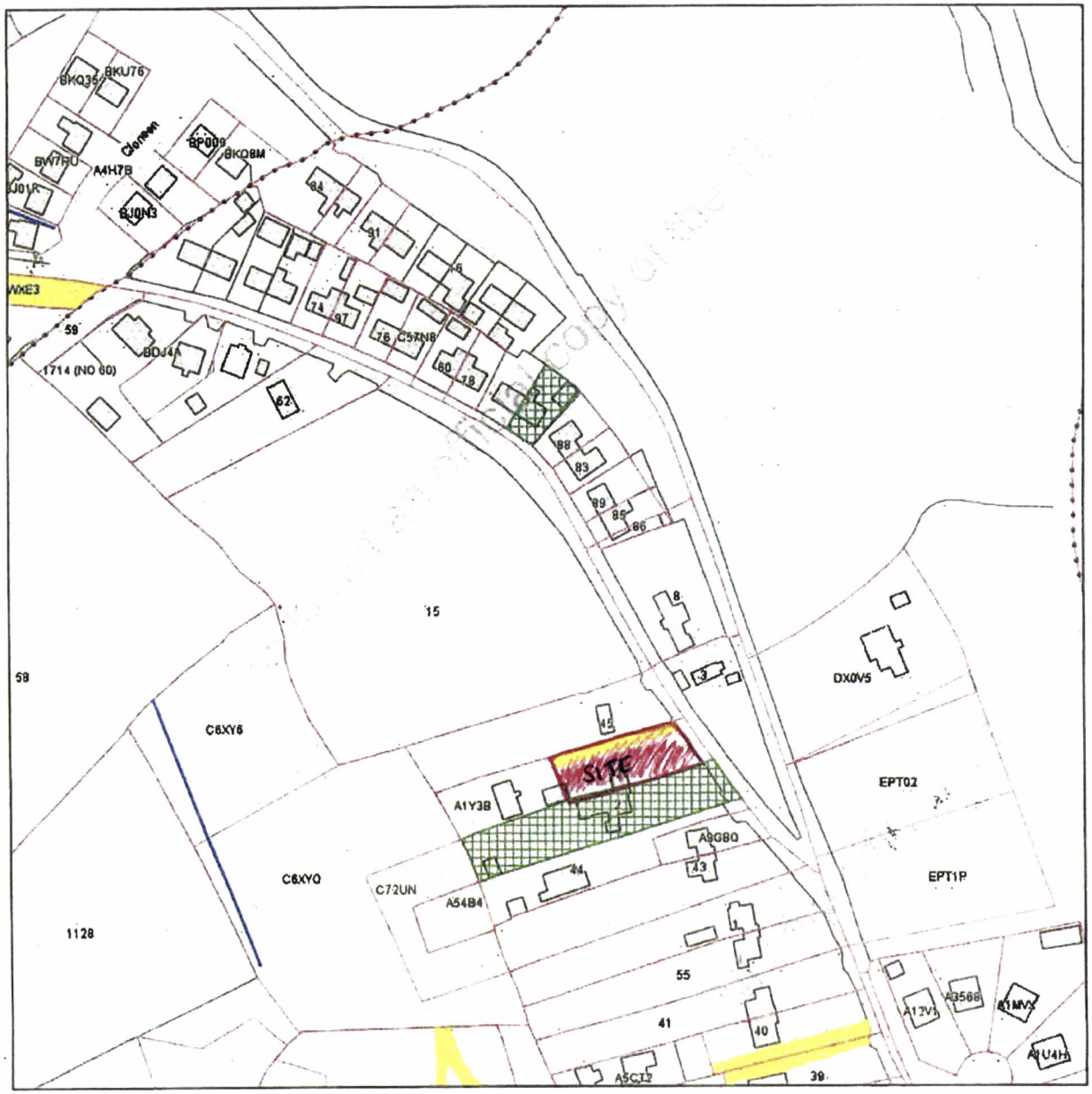
The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still

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

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

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

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



Creation Date: Tuesday, November 10, 2026 5:12:52 PM

Tailte Éireann

Clárúchán, Luacháil, Suirbhéireacht
Registration, Valuation, Surveying

Official Tailte Éireann Registration Map

This map should be read in conjunction with the folio.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

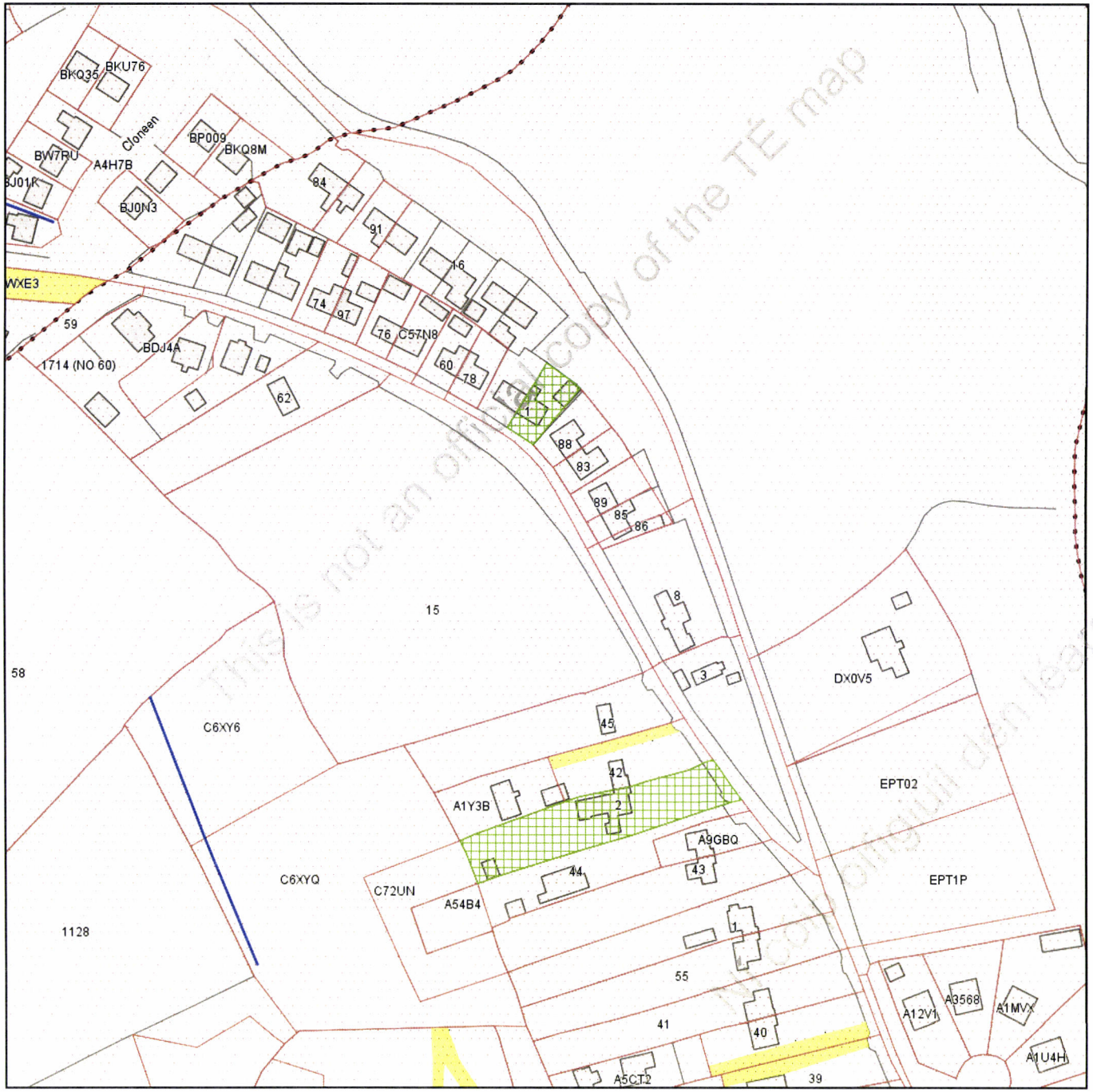
Burdens (may not all be represented on map)

- 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

Tailte Éireann Registration operates a non-conclusive boundary system The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration 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.



Creation Date: Tuesday, November 10, 2026 5:12:52 PM

Tailte Éireann

Clárúchán, Luacháil, Suirbhéireacht
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Official Tailte Éireann Registration Map

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.

This map incorporates TÉ Surveying map data under a licence from TÉ. Copyright © Tailte Éireann and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

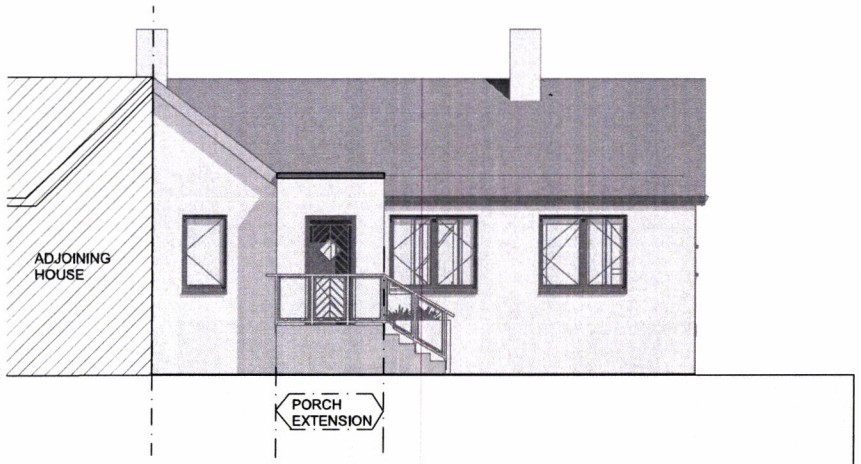
- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

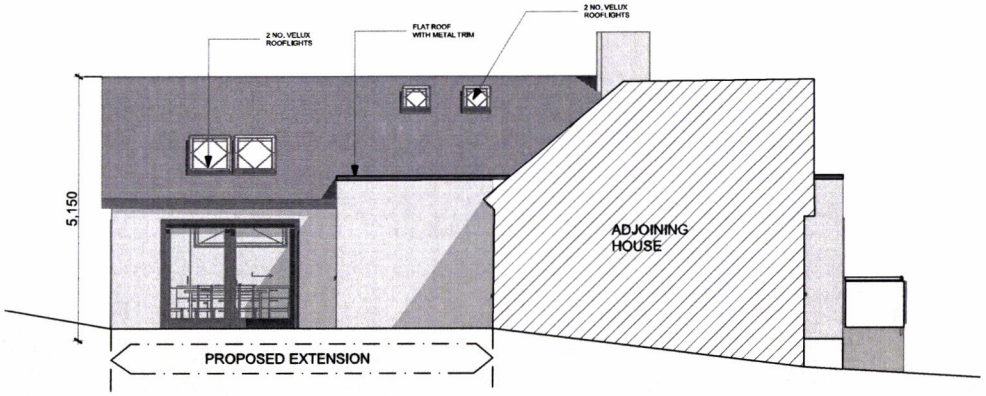
Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.

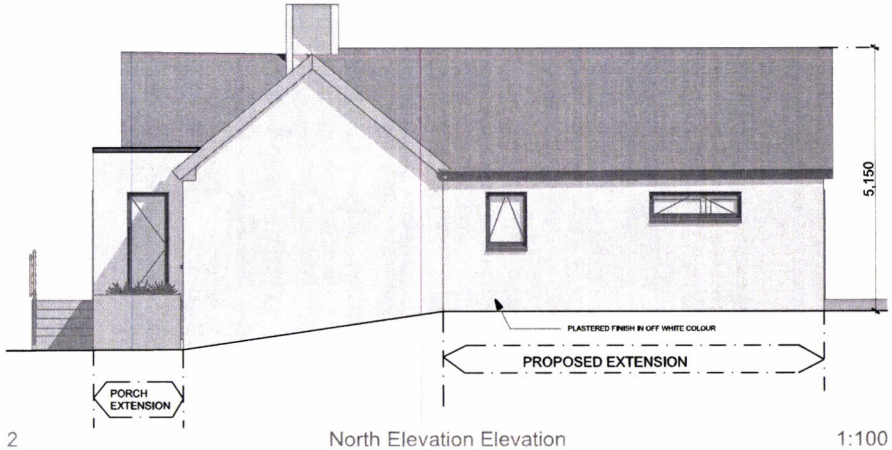
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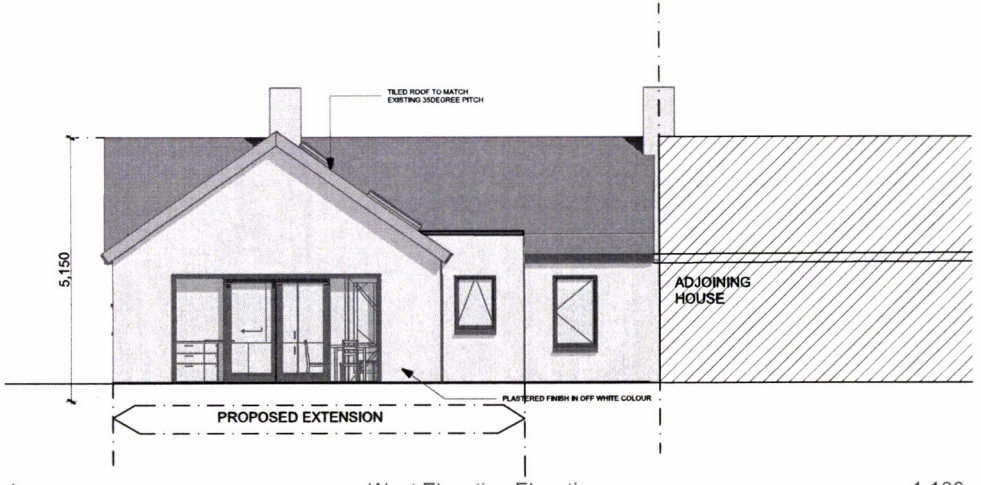
1 East Elevation Elevation 1:100



3 South Elevation Elevation 1:100



2 North Elevation Elevation 1:100



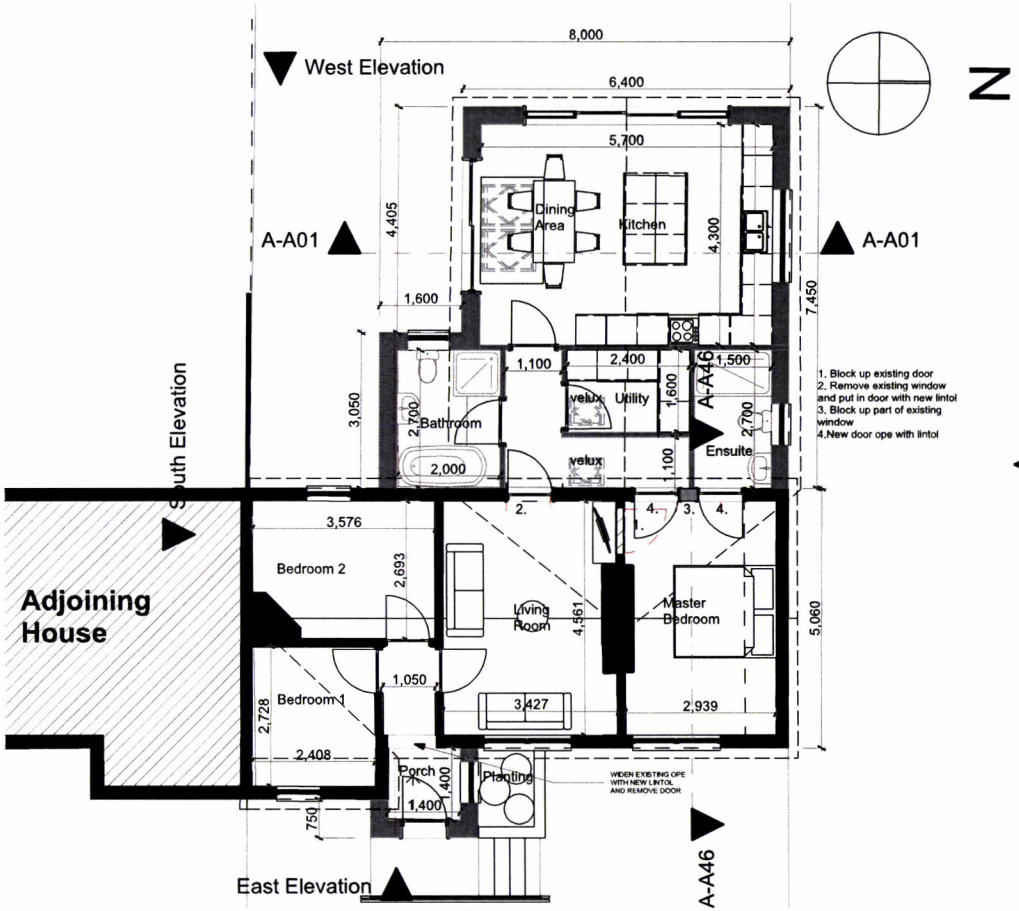
4 West Elevation Elevation 1:100

PROPOSED ELEVATIONS

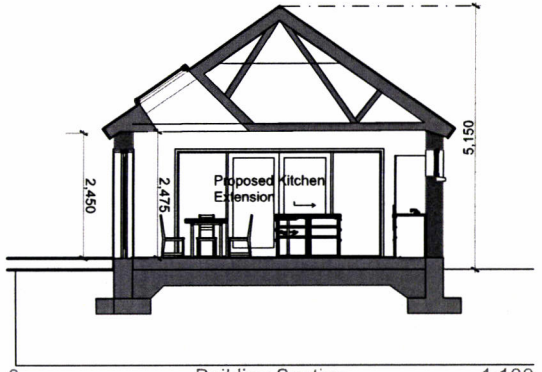
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Drawing Name	East Elevation Elevation, North Elevation Elevation, South Elevation Elevation, West Elevation Elevation	Dwg no	14/26/06
Client	Caitlin Byrne	Date	06/05/26
Job Title	Extension to House 10 Avonbeg Cottages, Ballinaclash, Rathdrum, Co. Wicklow	Drawing Scale	1:100



2 GF-Ground Floor (27) 1:100



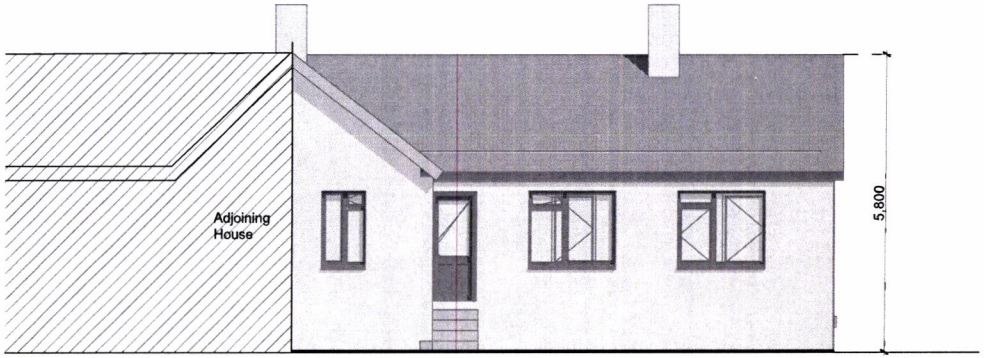
3 Building Section 1:100

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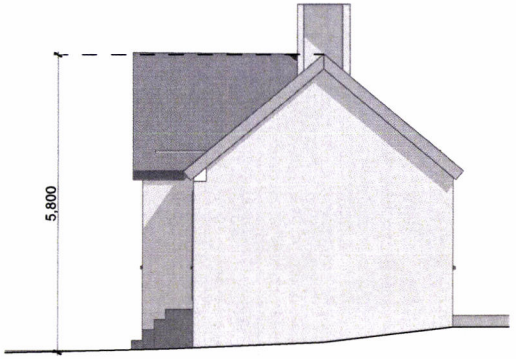
PROPOSED PLANS

ELEANOR SHEEHAN
ARCHITECTS
Eleanor Sheehan Dip Arch B.Arch Sc MRIAI

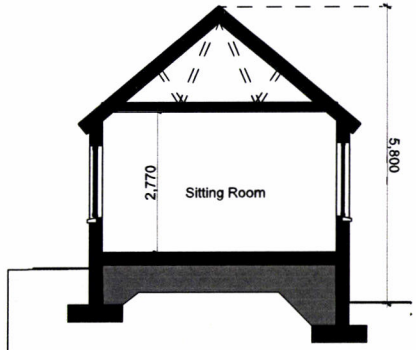
Drawing Name: Elevation (5), GF-Ground Floor (27), Building Section	Dwg no: 14/26/05
Client: Caitlin Byrne	Date: 06/05/26
Job Title: Extension to House 10 Avonbeg Cottages, Ballinaclash, Rathdrum, Co. Wicklow	Drawing Scale: 1:100



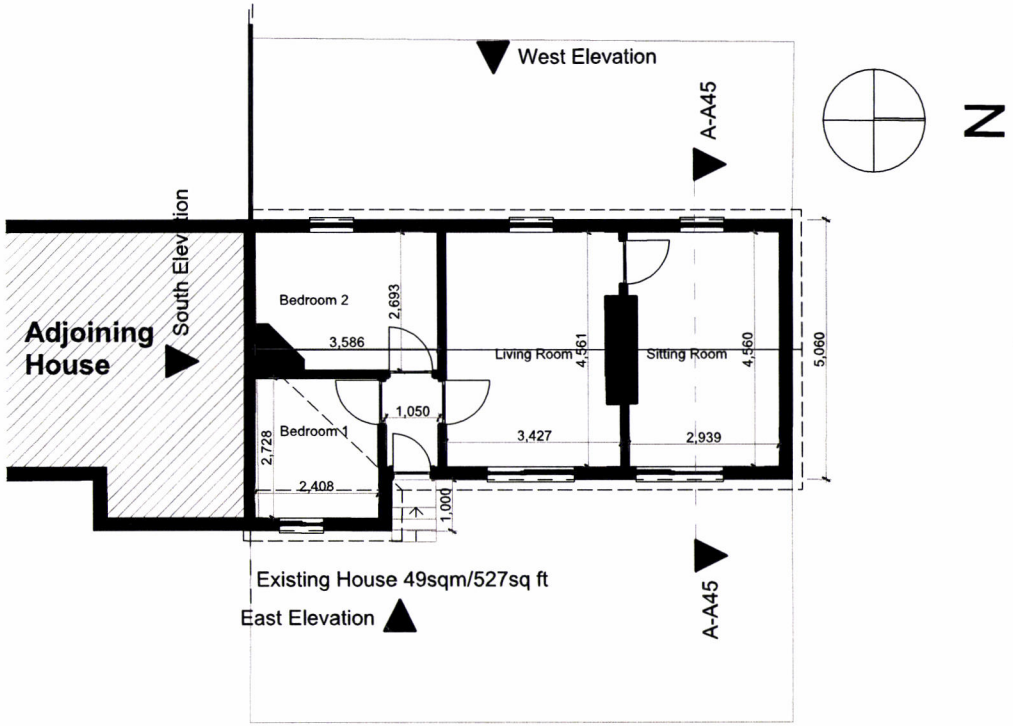
2 East Elevation Elevation (4) 1:100



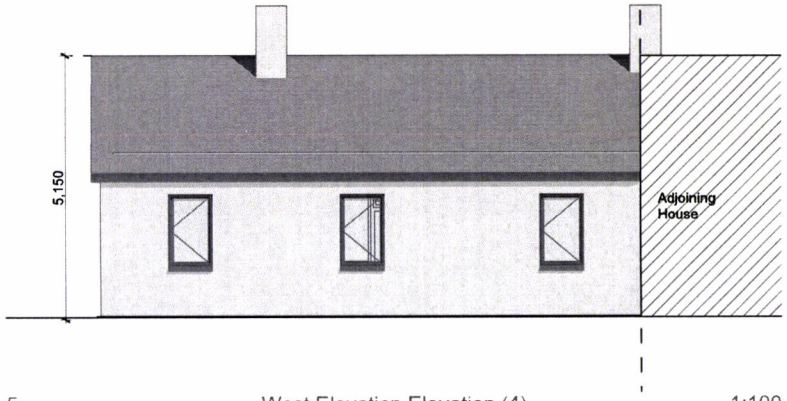
3 North Elevation Elevation (4) 1:100



6 Building Section 1:100



1 GF-Ground Floor (26) 1:100



5 West Elevation Elevation (4) 1:100

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EXISTING PLANS

ELEANOR SHEEHAN
ARCHITECTS

Eleanor Sheehan Dip. Arch B. Arch Sc. MRIAI

GF-Ground Floor (26), East Elevation Elevation (4), North Elevation Elevation (4), Elevation (5), West Elevation Elevation (4), Building Section

Drawing Name

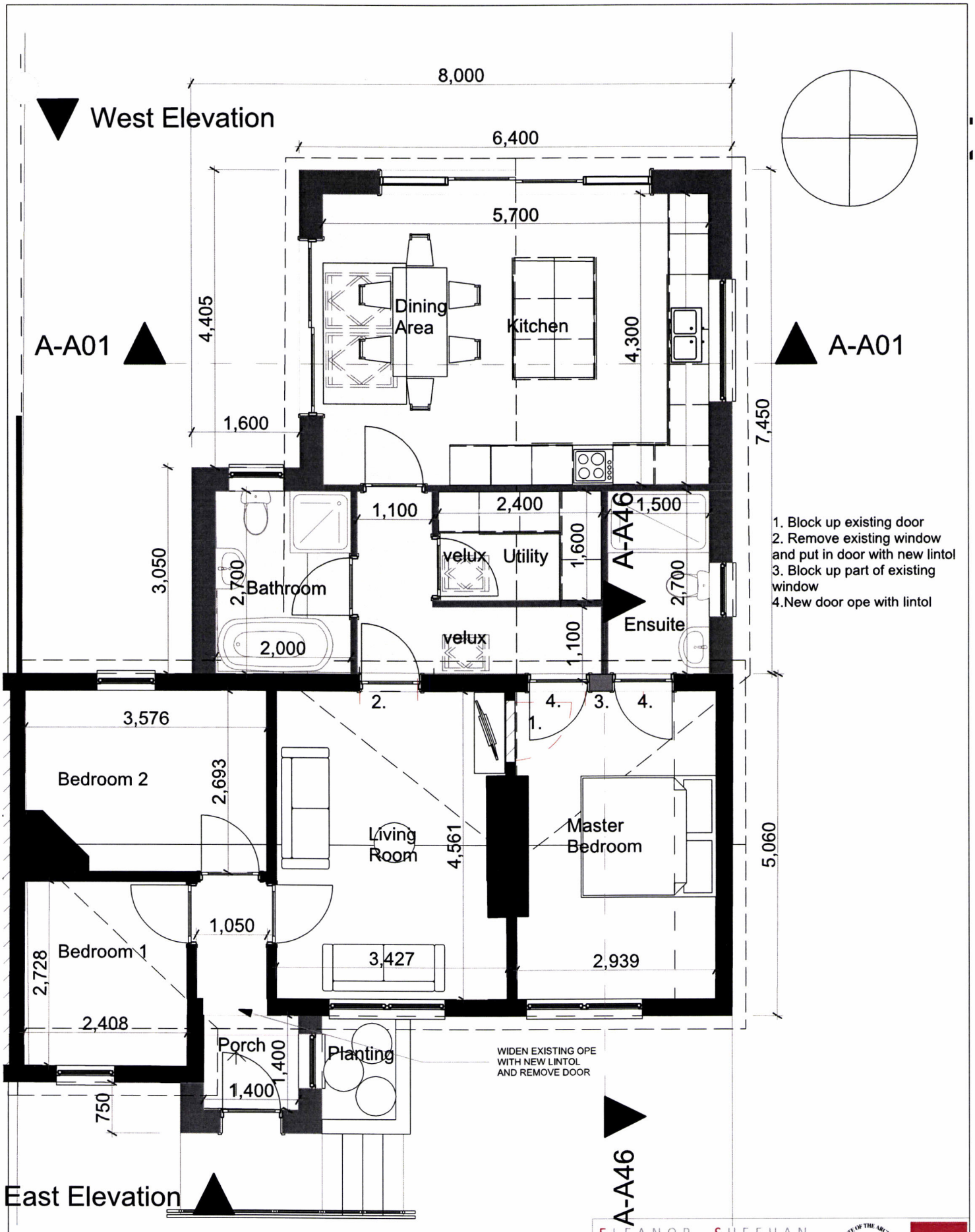
Dwg no 14/26/04

Client Caitlin Byrne

Date 06/05/26

Job Title Extension to House 10 Avonbeg Cottages, Ballinaclash, Rathdrum, Co. Wicklow

Drawing Scale 1:100



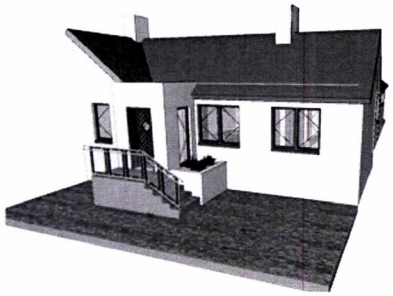
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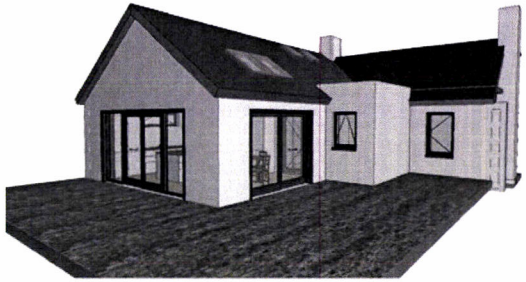
PROPOSED PLANS

ELEANOR SHEEHAN ARCHITECTS

Eleanor Sheehan
Dip. Arch.
B. Arch Sc.
MRIAI

Elevation (5), GF-Ground Floor (27), Building Section	Dwg no 14/26/05
Joanne Keogh	Date 03/11/25
Proposed house at Site Adjacent 7A Castle Villas, Killincarrig, Greystones, Co. Wicklow	Drawing Scale 1:100





EXISTING SECTION

ELEANOR SHEEHAN
ARCHITECTS

Caitlin Byrnelzitension1, Caitlin Byrnelzitension2	3D IMAGES
Caitlin Byrne	06/05/25
	1:100

1 Caitlin ByrneExtension1 1:2.72

Caitlin ByrneExtension2 1:2.66

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