



**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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Rphost / Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
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Mark Davies  
Arc Design  
Blacklion  
Greystones  
Co. Wicklow  
A63 YA97

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


**RE: Declaration in accordance with Section 5 of the Planning & Development Acts  
2000 (As Amended) -EX 43/2026 for Patrick & Phyllis Byrne**

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

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
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Suíomh / Website: www.wicklow.ie

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

Applicant: Patrick & Phyllis Byrne

Location: 239 Redford Park, Greystones, Co. Wicklow

Reference Number: EX 43/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/226

A question has arisen as to whether “(i) the construction of a rear extension of a 39sqm extension, (ii) demolition of an existing extension to accommodate the new extension” at 239 Redford Park, Greystones, Co. Wicklow is or is not exempted development.

Having regard to:

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

Main Reasons with respect to Section 5 Declaration:

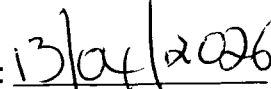
- The demolition of the existing extension and construction of a rear extension would come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000(as amended)
- These works are development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended)
- The proposed 39sqm extension to the rear of the existing dwelling would come within the description and limitations set out in Class 1 of Part 1; Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- The demolition of the existing extension would come within the description set out in Class 50(b) of Part 1; Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- Nothing within Article 9 of the Planning and Development Regulations 20019 (as amended) would be applicable.

**The Planning Authority considers that “(i) the construction of a rear extension of a 39sqm extension, (ii) demolition of an existing extension to accommodate the new extension” at 239 Redford Park, Greystones, Co. Wicklow is development and IS exempted development.**

Signed:

  
ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT

Date:





WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/226

Reference Number: EX 43/2026

Name of Applicant: Patrick & Phyllis Byrne

Nature of Application: Section 5 Referral as to whether "(i) the construction of a rear extension of a 39sqm extension, (ii) demolition of an existing extension to accommodate the new extension" is or is not development and is or is not exempted development.

Location of Subject Site: 239 Redford Park, Greystones, Co. Wicklow

Report from: Edel Bermingham, T/SP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "(i) the construction of a rear extension of a 39sqm extension, (ii) demolition of an existing extension to accommodate the new extension" at 239 Redford Park, Greystones, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

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

Main Reasons with respect to Section 5 Declaration:

- (i) The demolition of the existing extension and construction of a rear extension would 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 proposed 39sqm extension to the rear of the existing dwelling would come within the description and limitations set out in Class 1 of Part 1; Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- (iv) The demolition of the existing extension would come within the description set out in Class 50(b) of Part 1; Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- (v) Nothing within Article 9 of the Planning and Development Regulations 20019 (as amended) would be applicable.

Recommendation

The Planning Authority considers that "(i) the construction of a rear extension of a 39sqm extension, (ii) demolition of an existing extension to accommodate the new extension" at 239 Redford Park, Greystones, Co. Wicklow is development and is exempted development as recommended in the planning reports.

Signed: Dickie Penney

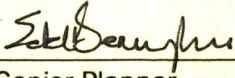
Date: 13/04/2026

ORDER:

I HEREBY DECLARE:

THAT "(i) the construction of a rear extension of a 39sqm extension, (ii) demolition of an existing extension to accommodate the new extension" at 239 Redford Park, Greystones, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: \_\_\_\_\_



T/Senior Planner

Planning, Economic & Rural Development

Date: 13/4/2026

## Section 5 Application EX 43/2026

Date : 9/4/2026

Applicant : Patrick & Phyllis Byrne

Address : 239 Redford Park, Greystones Co. Wicklow. .

Exemption Whether or not :

The construction of a rear extension

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

### Planning History :

25/60888 Refusal of permission for a rear extension to the existing house, alteration to ground floor layout and first floor extension incorporating a rear facing window and roof windows.

Appeal Reference PL 27/5/50030 ( PRR 4887/80) Permission granted on appeal for a Housing development at Rathdown Lower, Greystones.

8248/82 Permission granted for change of house types on sites 217 to 261 Redford Park, Greystones.

UD 4432 – File closed as constructed extension exempt

### Relevant legislation :

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

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

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

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

(i) the interior of the structure,

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

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

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

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

Section 3 :

3.—

(1) In this Act, except where the context otherwise requires, "development" means—

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

Section 4 :

4.—

(1) The following shall be exempted developments for the purposes of this Act—

(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

3) A reference in this Act to exempted development shall be construed as a reference to development which is—

- (a) any of the developments specified in subsection (1), or
- (b) development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.

(4A) Notwithstanding subsection (4), the Minister may make regulations prescribing development or any class of development that is—

- (a) authorised, or required to be authorised by or under any statute (other than this Act) whether by means of a licence, consent, approval or otherwise, and
- (b) as respects which an environmental impact assessment or an appropriate assessment is required,  
to be exempted development.

Planning and Development Regulations 2001(as amended).

Article 6

(1) Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Article 9(1) Note see Regulations for full Article

Development to which article 6 relates shall not be exempted development for the purposes of the Act—

- (a) if the carrying out of such development would—

< See Regulations for List >

## Schedule 2 : Part 1

### CLASS 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

#### Conditions/ Limitations

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

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

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

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

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

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

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

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

#### Class 50

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

#### **Assessment**

The Section 5 application seeks a declaration as to whether the construction of a rear extension of 20 sqm is or is not development or is or is not exempted development .

The plans show that there is an existing rear (north west) elevation , which was constructed c. 2015. The drawings identify that this extension is to be fully demolished and the 20sqm extension is to be constructed to the rear of the existing dwelling. From measurement the overall extension will be 38.7 sqm , as the identified area does not include the previous extension which is not to be demolished to accommodate this new rear extension

Therefore the question is therefore whether the construction of a rear extension of c 39 sqm , and demolition of an existing extension to accommodate the new extension is or is not development and is or is not exempted development.

The extension is wholly to the rear of the existing dwelling located in Redford Park . The existing dwelling is a single storey structure with gable to front and rear of the original dwelling. The proposed extension is to have a pitched roof with side wall height to match of the existing side walls.

The first question to be asked is whether the identified works are or are not development. It is evident that the demolition of the existing extension and replacement with a new 37.8sqm extension involves operations of construction and demolition and would therefore be works having regard to Section 2 of the Planning and Development Act 2000(as amended). These works would come within the definition of development as set out in Section 3 (1)(a) of the Planning and Development Act 2000(as amended).

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

Class 1 provides for -

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

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

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

Limitations :

Limitation 1 – The extensions would not exceed 40sqm

Limitation 2 – (a) floor area will not exceed 40sqm

Limitation 3-n/a

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

Limitation 5- Rear garden c. 60sqm therefore this limitation is met.

Limitation 6- Distance of windows to side boundary is indicated as 1.35m and to rear boundary is 6.9m and therefore the restriction under 6(a) is met.

Limitation 7 – No balcony being proposed

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

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

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

### **Recommendation :**

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

the construction of a rear extension of c. 39 sqm , and demolition of an existing extension to accommodate the new extension at 239 Redford Park, Greystones, Co. Wicklow

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

The Planning Authority consider that the construction of a rear extension of c. 39 sqm, and demolition of an existing extension to accommodate the new extension **is Development and is Exempted development.**

Main Considerations with respect to Section 5 Declaration :

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

Main Reasons with respect to Section 5 Declaration :

- (i) The demolition of the existing extension and construction of a rear extension would 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 proposed 39sqm extension to the rear of the existing dwelling would come within the description and limitations set out in Class 1 of Part 1; Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- (iv) The demolition of the existing extension would come within the description set out in Class 50(b) of Part 1; Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- (v) Nothing within Article 9 of the Planning and Development Regulations 20019 (as amended) would be applicable.

*St. Cunningham T/S*

9/4/2026



**Comhairle Contae Chill Mhantáin  
Wicklow County Council**

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Planning, Economic and Rural Development**

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**MEMORANDUM**

**WICKLOW COUNTY COUNCIL**

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**TO: Edel Bermingham  
A/Senior Planner**

**FROM: Nicola Fleming  
Staff Officer**

**RE:- EX43/2026 - 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 27/03/2026.

The due date on this declaration is the 23/04/2026.

  
\_\_\_\_\_  
**Staff Officer  
Planning Development & Environment**



# Comhairle Contae Chill Mhantáin Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
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Mark Davies  
Arc Design  
Blacklion  
Greystones  
Co. Wicklow  
A63 YA97

1<sup>st</sup> April 2026

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX43/2026 for Patrick & Phyllis Byrne**

A Chara

I wish to acknowledge receipt on 27/03/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 23/04/2026.

Mise, le meas

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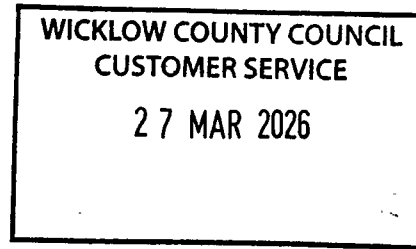
Nicola Fleming  
Staff Officer  
Planning, Economic & Rural Development





Blacklion  
Greystones  
County Wicklow  
A63 YA97  
**Tel:** 01 2010377  
**Email:** info@arcdesign.ie  
**Website:** www.arcdesign.ie

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



Friday, 20<sup>th</sup> March 2026

**Re: Section 5 Declaration - Planning & Development Act 2000 (as amended)**

**Site:** 239 Redford Park, Greystones, Co. Wicklow, - A63 RR66

**Applicant:** Patrick and Phyllis Byrne

**Proposal:** A 20 sqm addition to the existing 16 sqm rear extension with some alterations to the ground floor layout.

Dear Sir/Madam,

On behalf of the applicant, we hereby submit a Section 5 Declaration request seeking a determination as to whether the proposed demolition described above is exempted development and may proceed without planning permission.

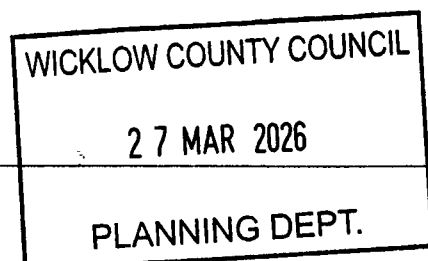
#### **Description of the proposal**

- A 20 sqm addition to the existing 16 sqm rear extension with some alterations to the ground floor layout.
- Reducing the rear garden area from approximately 90 sqm to 56 sqm
- We wish to retain the existing shed in the garden (footprint area 11.5 sqm)

#### **Context and reasons, we consider the works to be exempt**

- The floor area of the previous extension, taken together with the floor area of the new extension, does not exceed 40 sqm.
- The rear garden will not be reduced to less than 25 sqm area.

We respectfully request the Planning Authority's confirmation, by way of Section 5 Declaration, that the proposed extension constitutes exempted development under the Planning & Development legislation and may proceed without the need for a planning application.





Blacklion  
Greystones  
County Wicklow  
A63 YA97  
**Tel:** 01 2010377  
**Email:** info@arcdesign.ie  
**Website:** www.arcdesign.ie

## Enclosures

1. Completed Section 5 Application Form.
2. 25002-S5.01-Existing Plans Elevs & Sections
3. 25002-P.02-Proposed Plans Elevs & Section
4. Fee of €80 to be paid over the phone by bank card once council receives application.

Should the Planning Authority require any additional information, access for inspection, or clarification, please let us know and we will provide it promptly.

Yours sincerely,

---

**Mark Davies** MCIAT, SCSI  
Managing Director

DAVIES ARC DESIGN LTD Registered in Dublin No. 451849  
trading as ARC DESIGN Registered No. 359779  
VAT No. IE 9675486C

Mark Davies MCIAT, SCSI



Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

01/04/2026 11 41 12

Receipt No L1/0/361423

Ark Design  
Blacklion  
Greystones  
Co Wicklow

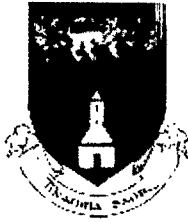
EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total 80 00 EUR

Tendered  
Credit Card 80 00  
239 Redford Park, Greystones

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**

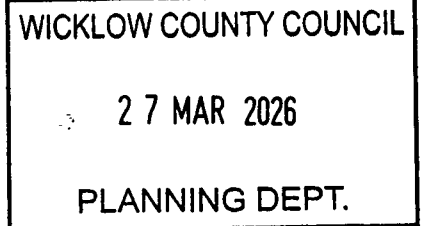
**1. Applicant Details**

(a) Name of applicant: Patrick & Phyllis Byrne

Address of applicant: 239 Redford Park,

Greystones, Co. Wicklow, - A63 RR66

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



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

(b) Name of Agent (where applicable) Mark Davies

Address of Agent: Arc Design, Blacklion, Greystones,

Co. Wicklow – A63 YA97

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

**3. Declaration Details**

i. Location of Development subject of Declaration 239 Redford Park, Greystones, Co. Wicklow, - A63 RR66

\_\_\_\_\_

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 \_\_\_\_\_

As per above

\_\_\_\_\_

\_\_\_\_\_

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 \_\_\_\_\_

We propose a 20 sqm addition to the existing 16 sqm rear extension with some alterations to the ground floor layout. We wish to retain the existing shed in the garden (footprint area 11.5 sqm). We seek confirmation that this new total area extension is exempt development and may proceed without planning permission

\_\_\_\_\_

\_\_\_\_\_

*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 \_\_\_\_\_  
25002-S5.01-Existing Plans Elevs & Sections  
25002-S5.02-Proposed Plans Elevs & Section

viii. Fee of € 80 Attached ? Yes

Signed :  Dated : 20/03/2026

**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.

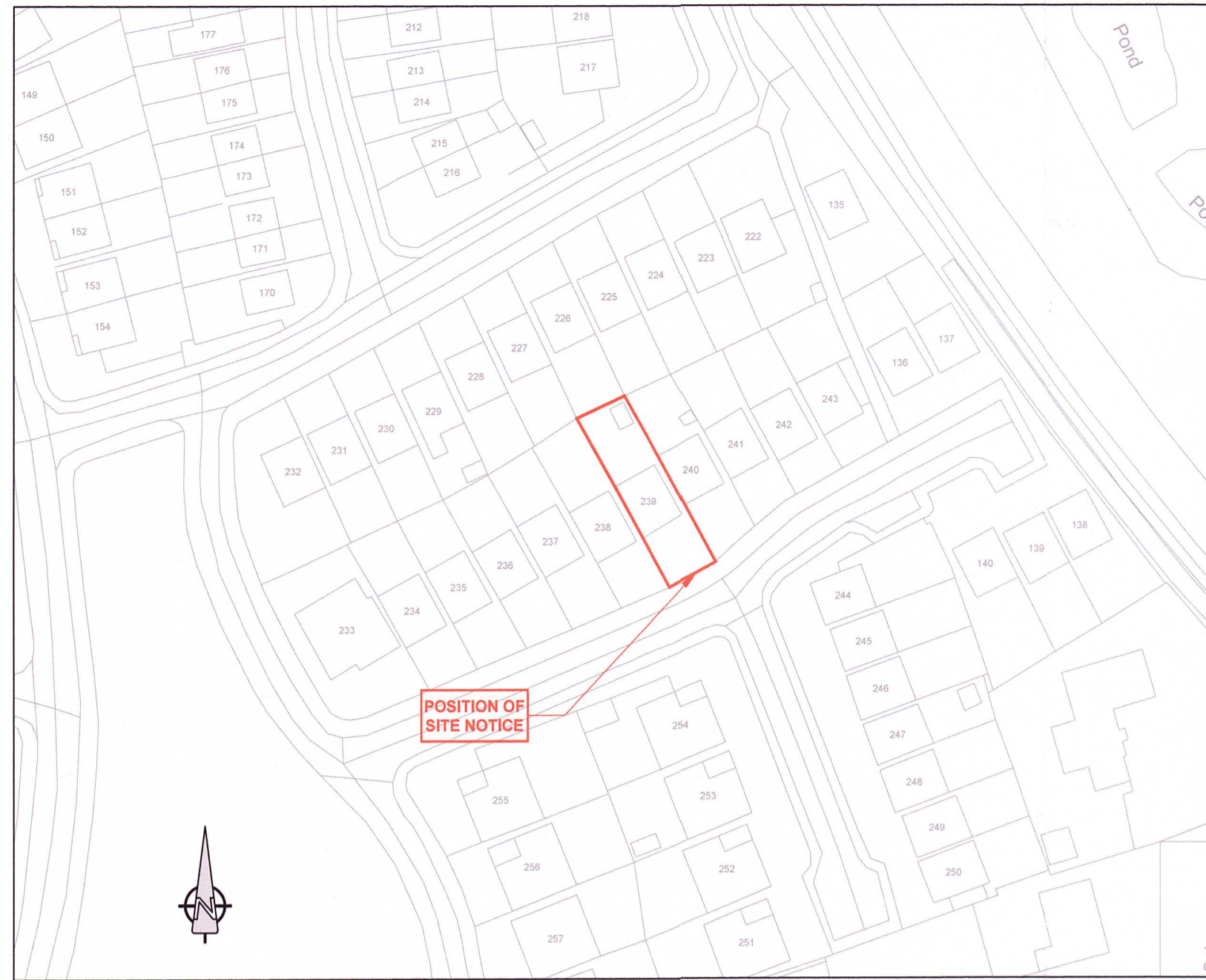
## B. Land Reclamation -

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.

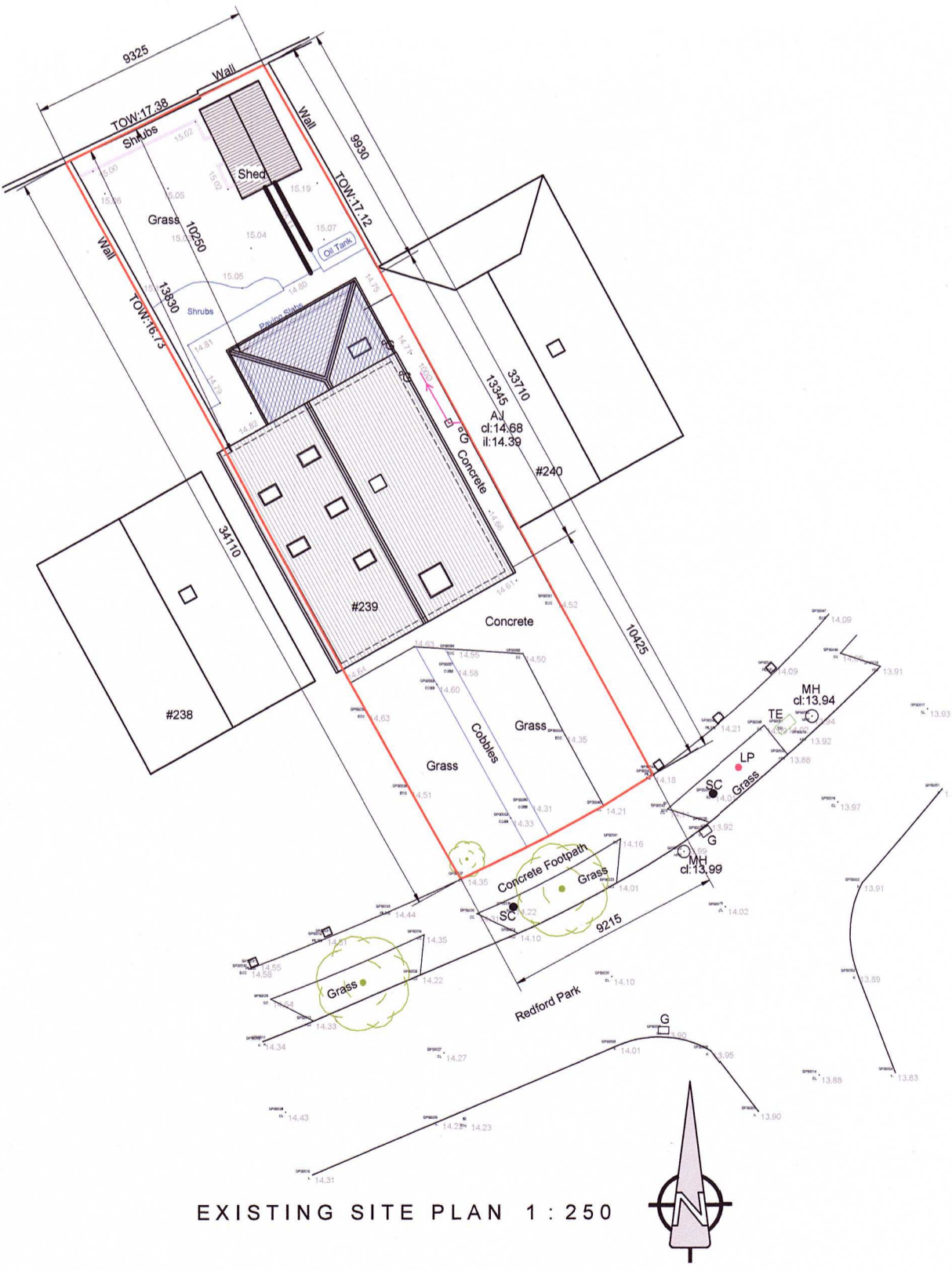


SITE LOCATION MAP - 1:1000

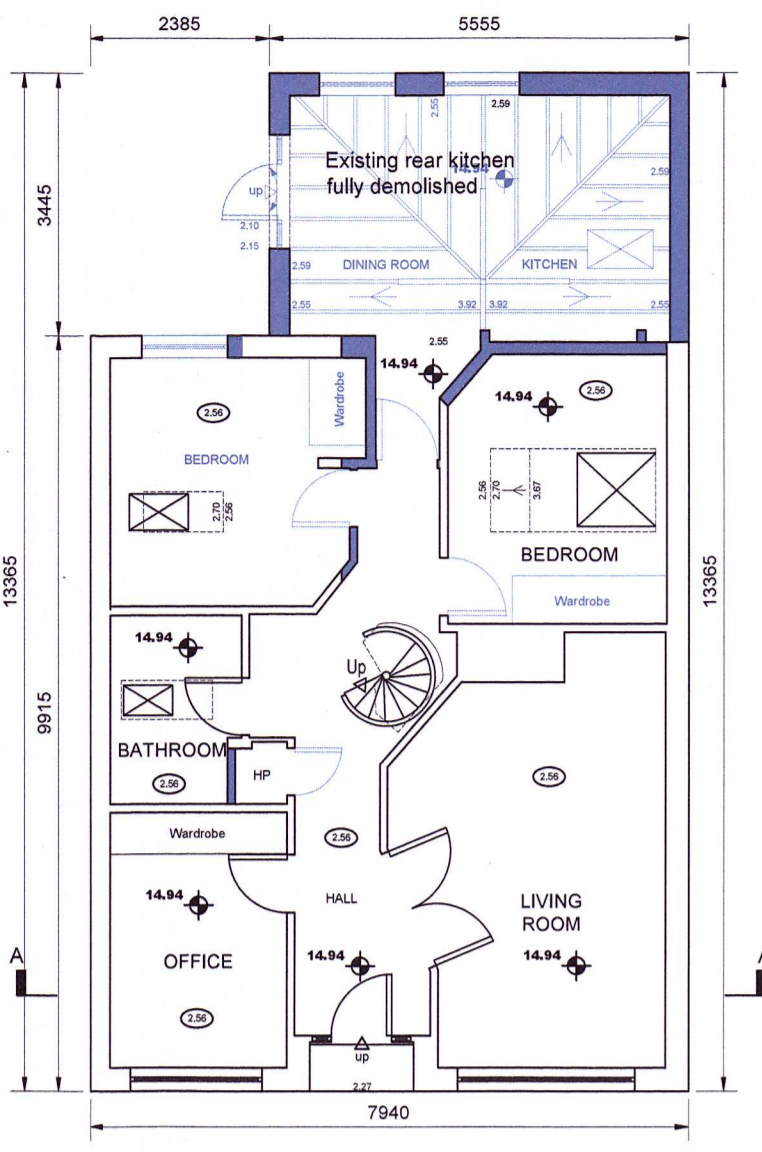
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Digital Landscape Model (DLM)  
Publisher / Source:  
Taitte Éireann  
Data Source / Reference:  
PRIME2  
File Format:  
Autodesk AutoCAD (DWG\_R2013)  
File Name:  
v\_30497929\_1.dwg  
Clip Extent / Area of Interest (AOI):  
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LRX,LRX= 728823.4115,713288.8858  
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Reference Index:  
Map Series | Map Sheets  
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1:2,500 | 3674-A  
Data Extraction Date:  
Date= 22-Oct-2025  
Source Data Release:  
DCMLS Release V1.192.121  
Product Version:  
Version= 1.4

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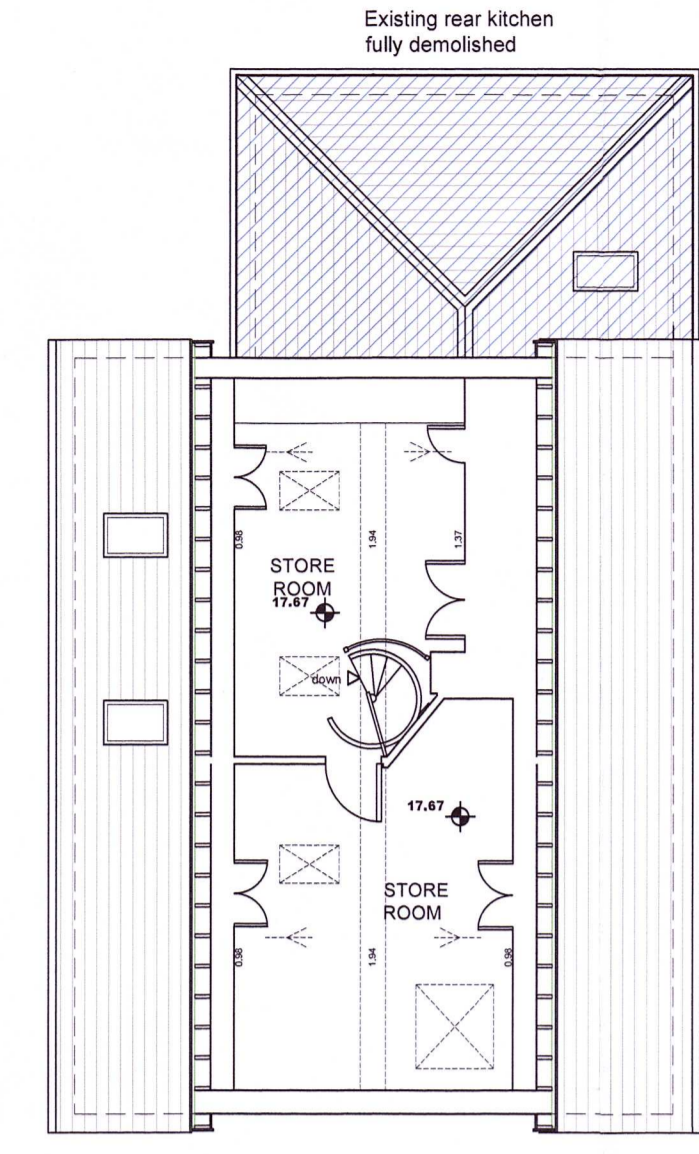
LEGEND	
	Demolition
	Site Boundary
	Existing Foul Water Drainage
<b>EXISTING HABITABLE FLOOR AREA -RETAINED</b>	
<b>GROUND FLOOR AREA</b>	70sqm
<b>DEMOLISHED</b>	
<b>GROUND FLOOR AREA</b>	16sqm
<b>TOTAL AREA</b>	117sqm
<b>EXISTING GARDEN AREA</b>	
	90 sqm
<b>SITE AREA</b>	
Outlined in red is the extent of site- 860M <sup>2</sup> / 0.086 hectare	
GROUND LEVELS + DRAINAGE INVERTS Levels are GPS to MALIN HEAD DATUM	



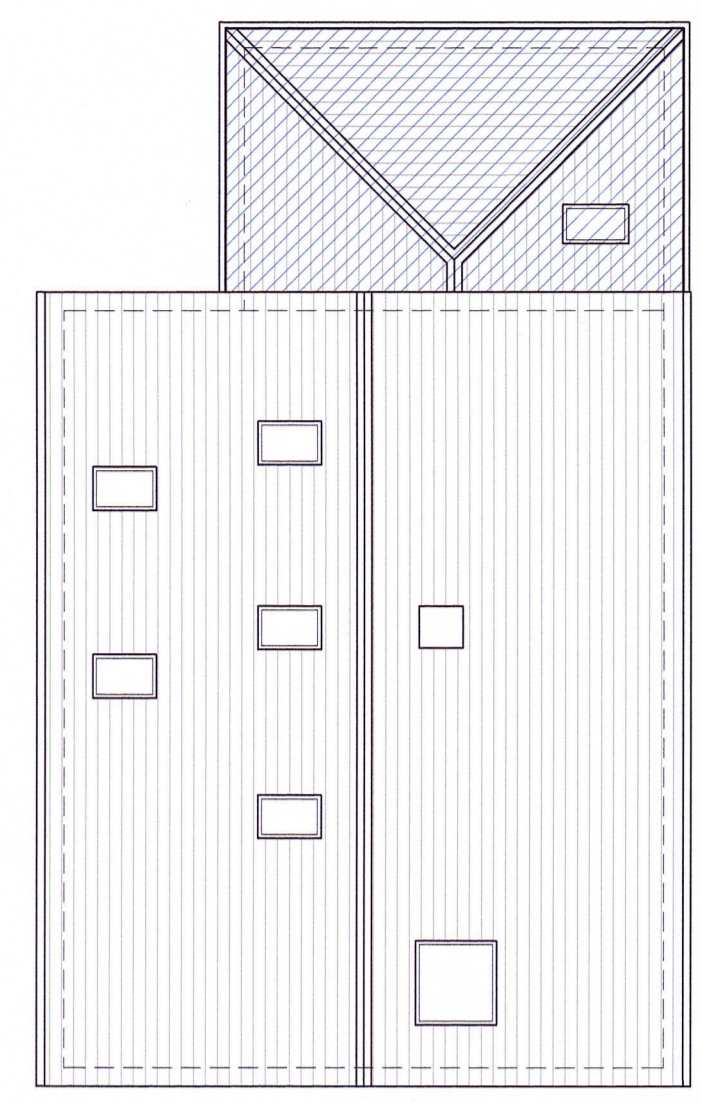
EXISTING SITE PLAN 1: 250



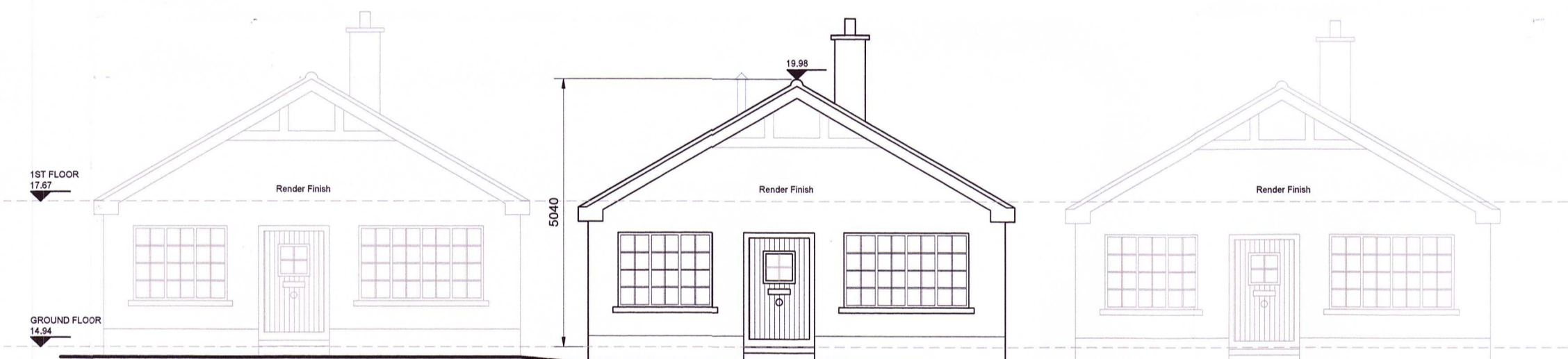
EXISTING GROUND FLOOR PLAN 1:100



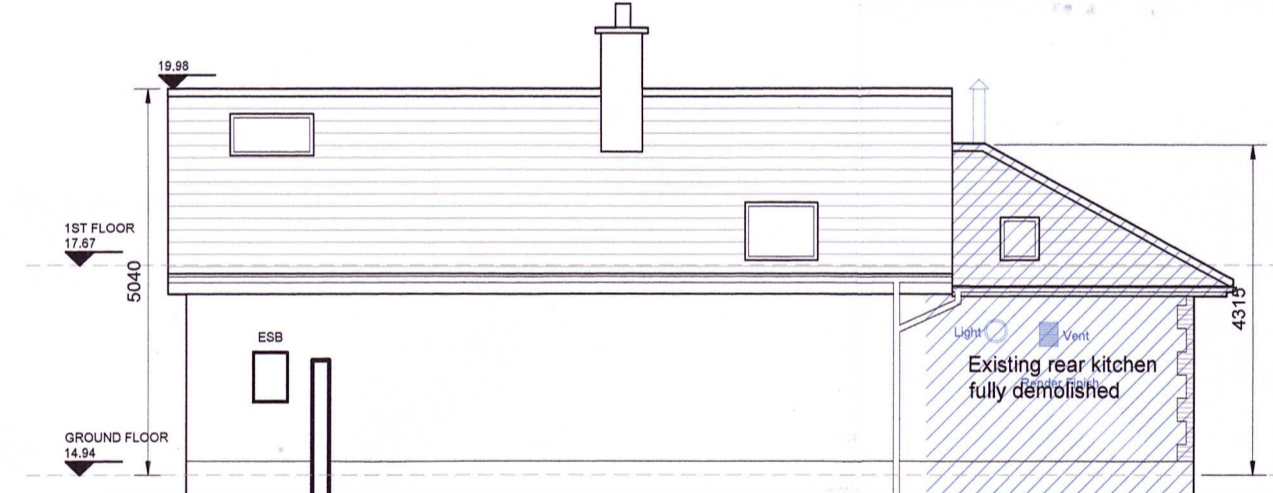
EXISTING FIRST FLOOR PLAN 1:100



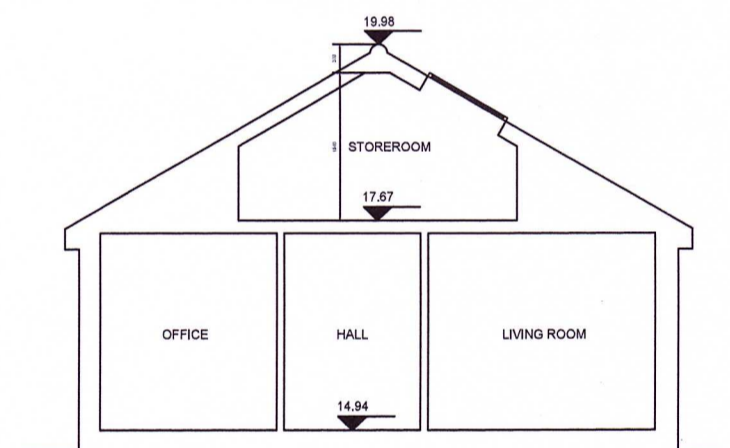
EXISTING ROOF PLAN 1:100



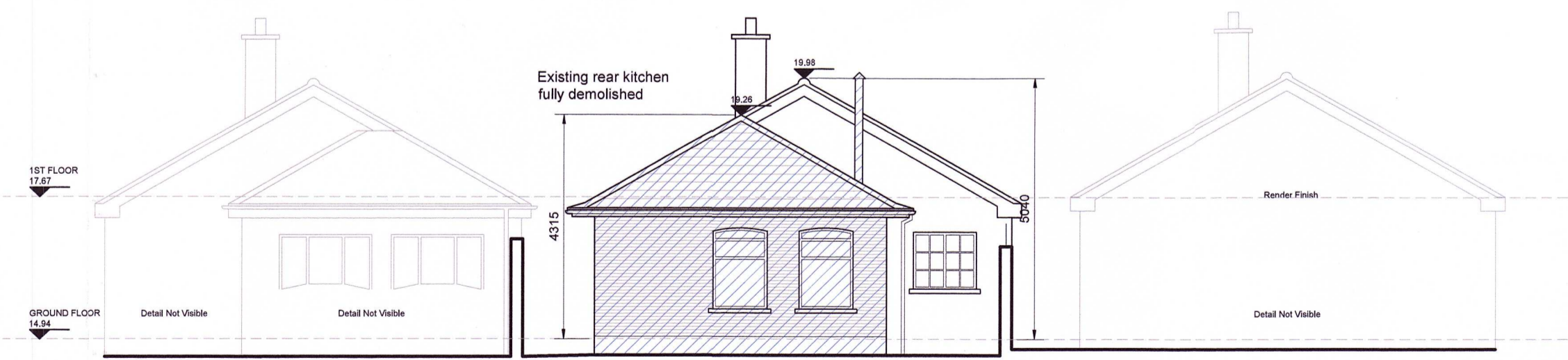
EXISTING FRONT (SOUTH EAST) ELEVATION 1:100



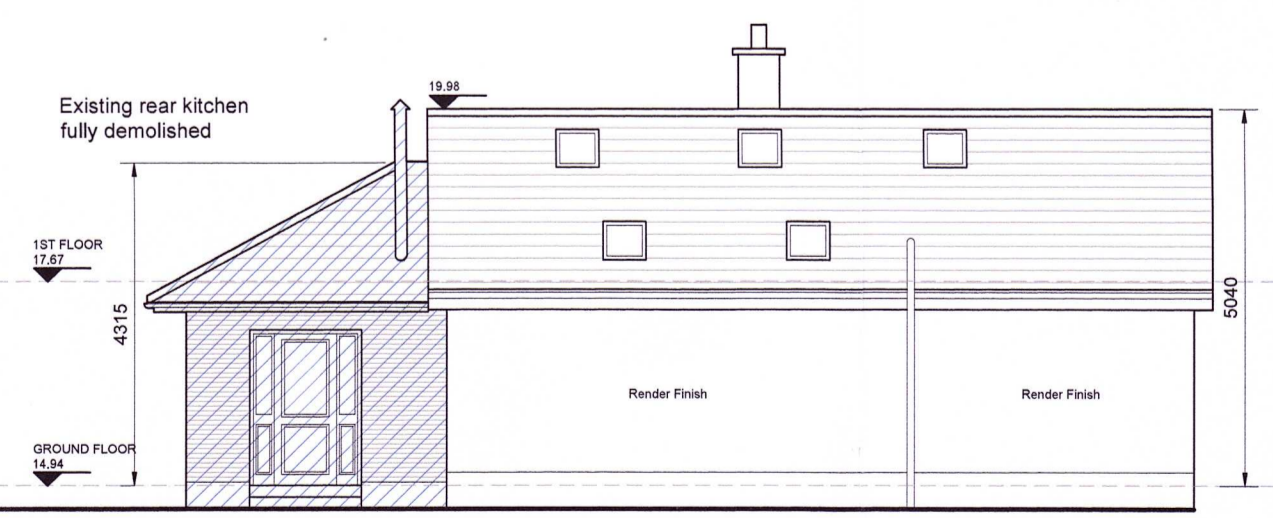
EXISTING SIDE (NORTH EAST) ELEVATION 1:100



EXISTING SECTION AA 1:100



EXISTING REAR (NORTH WEST) ELEVATION 1:100



EXISTING SIDE (SOUTH WEST) ELEVATION 1:100

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- ALL DIMENSIONS TO BE VERIFIED ON SITE BY MAIN CONTRACTOR BEFORE THE COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS.

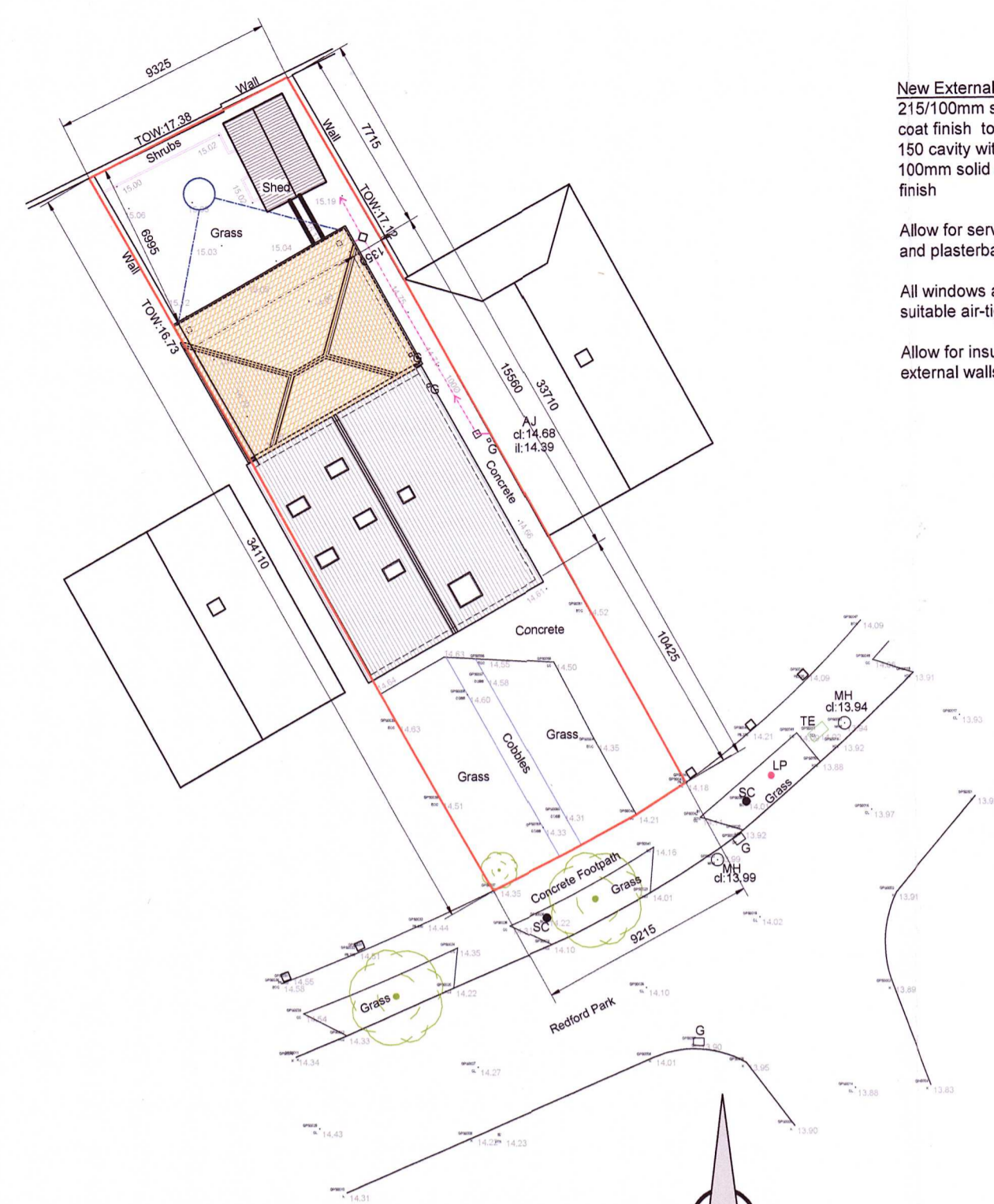
- DIMENSIONS OF ALL BOUNDARIES AND ADJOINING ROADS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS
- DO NOT SCALE, ALL MEASUREMENTS AND COORDINATES TO BE CHECKED ON SITE.
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- THIS DRAWING IS TO BE READ WITH ALL RELATED ARCHITECTS AND ENGINEERS DRAWINGS AND OTHER RELEVANT INFORMATION.

REVISION :	
1-	

CLIENT :	
Patrick & Phyllis Byrne	
PROJECT :	
DEVELOPMENT AT 239 REDFORD PARK, GREYSTONES, CO. WICKLOW, A63 RR66	
DATE :	SCALE :
26.01.2026	1:100, 1:250 & 1:1000 @ A1

DRAWING TITLE :	
EXISTING PLANS, ELEVATIONS & SECTIONS	
DRAWING No. :	JOB NO. :
S5.01	25002

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



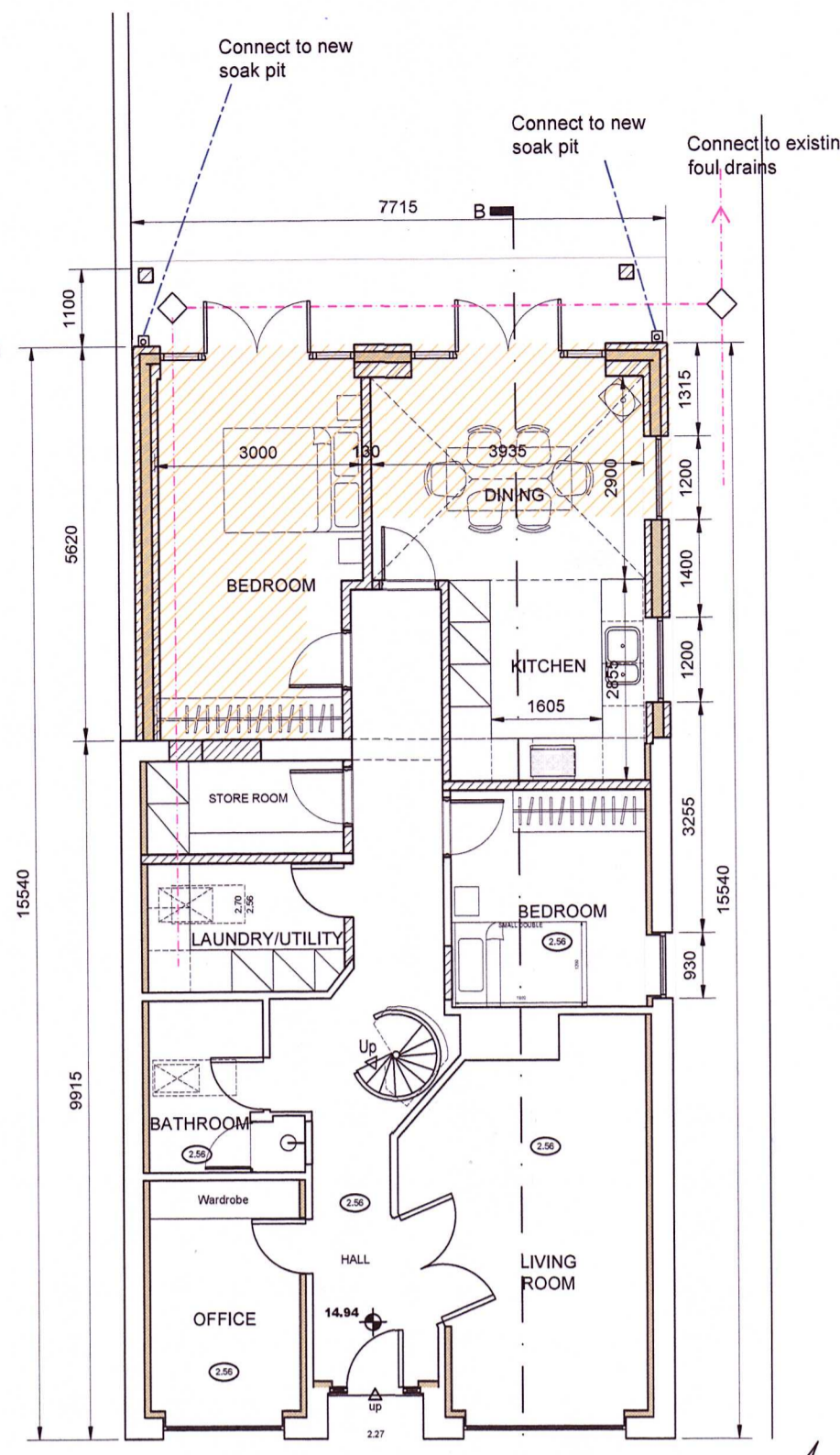
EXISTING SITE PLAN 1:250

**New External Wall Construction**  
 215/100mm solid block walls internally with scud coat finish to ensure airtightness  
 150 cavity with full fill Unilin CT/PIR insulation  
 100mm solid concrete block outer leaf with render finish

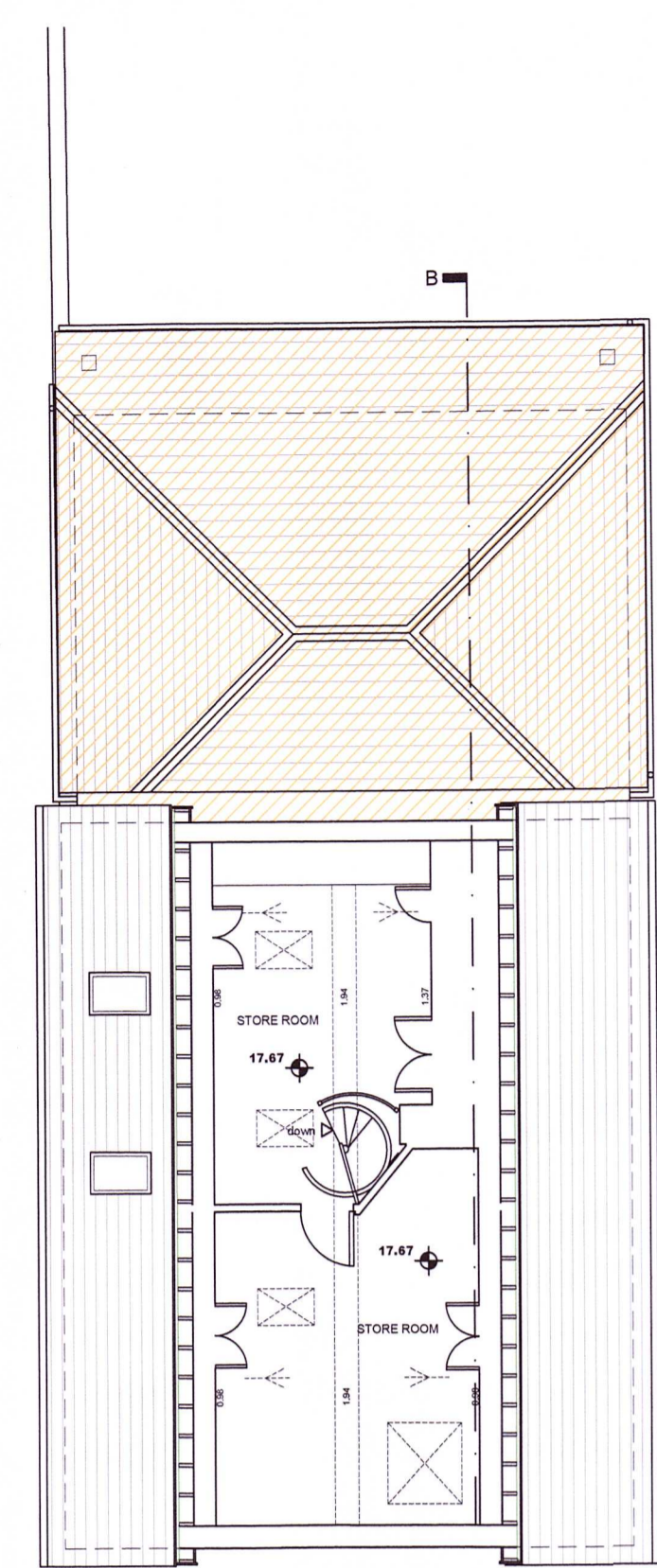
Allow for service void internally with 25 x 50 battens and plasterboard and skim finish

All windows and doors to be sealed to masonry with suitable air-tightness tape

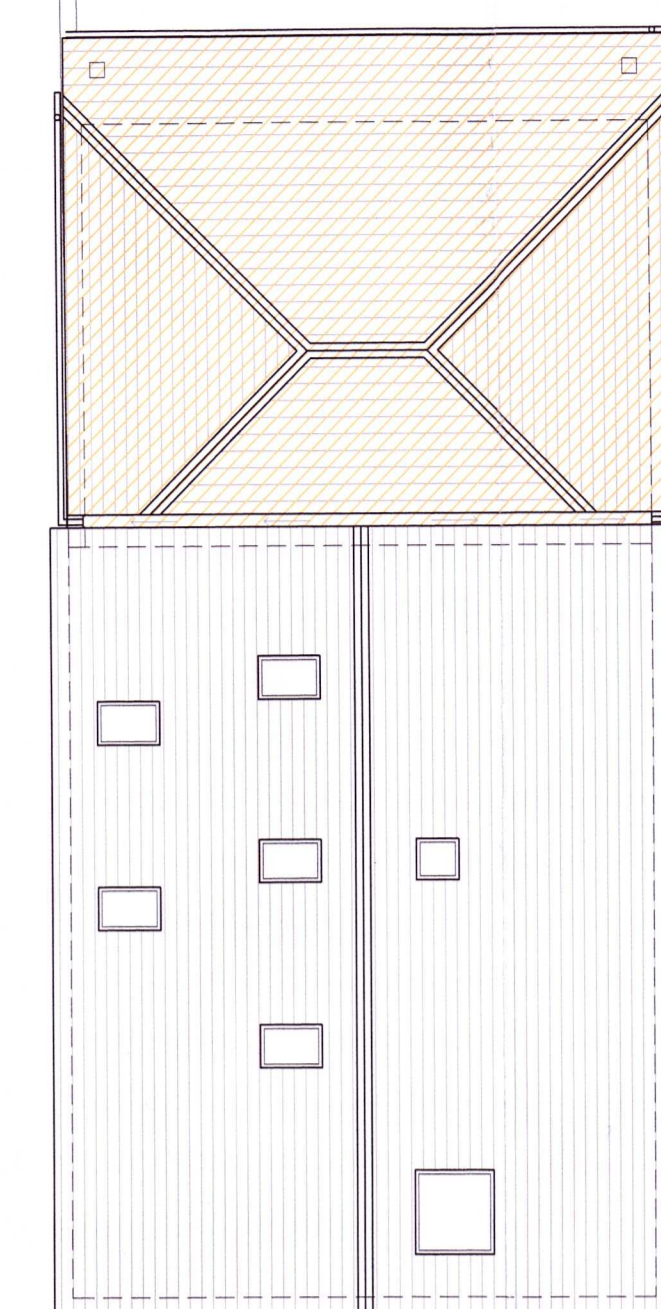
Allow for insulated block at junction with floor and external walls at floor insulation level



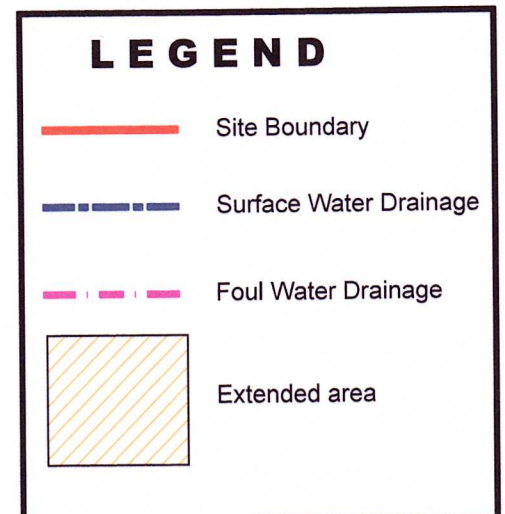
PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100



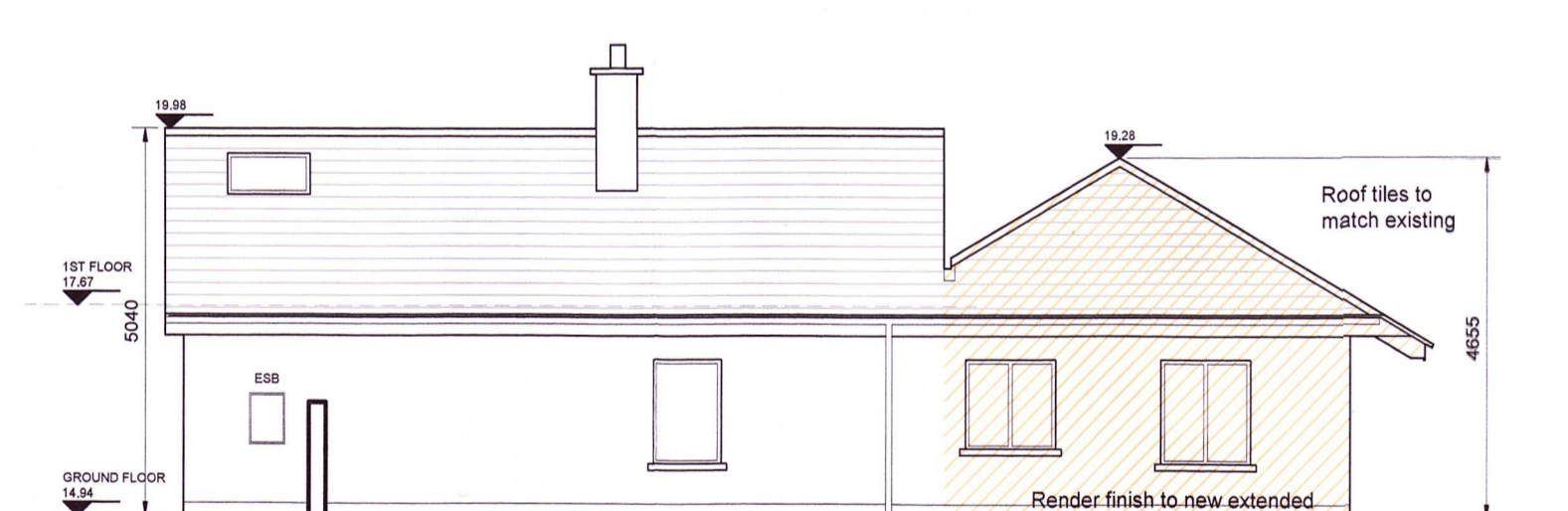
PROPOSED ROOF PLAN 1:100



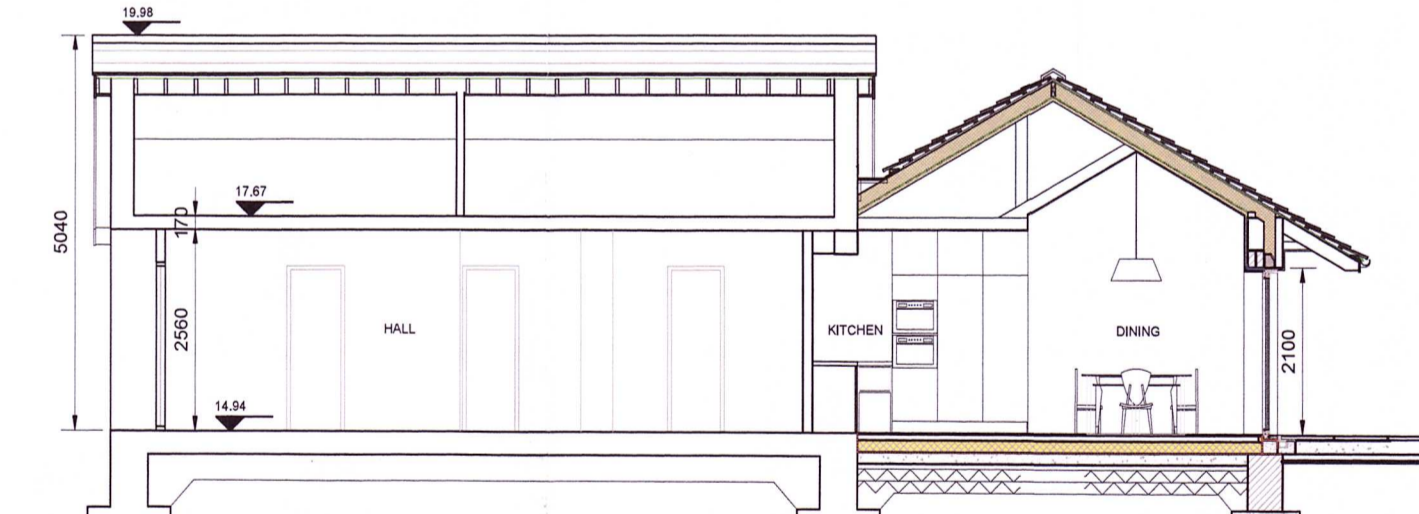
**Pitched Roof Construction**  
 Roof tiles to match existing on  
 25mm x 50mm treated timber battens on  
 25mm x 50mm counter battens on  
 low resistance underlay/breather membrane on  
 150 x 44 rafters at 400 c/c's to structural engineers details.  
 120mm Unilin XO/PR (with 50mm ventilation over) with  
 50mm XO/PR under rafters.  
 (All joints to be taped)  
 ISOVER Vario membrane and tapes to underside of rafters with  
 12.5mm Plasterboard ceiling with  
 40mm drylining screws @ 200 cts with  
 skim finish to exposed sloped ceilings



EXISTING FRONT (SOUTH EAST) ELEVATION 1:100



EXISTING SIDE (NORTH EAST) ELEVATION 1:100



EXISTING SECTION 1:100

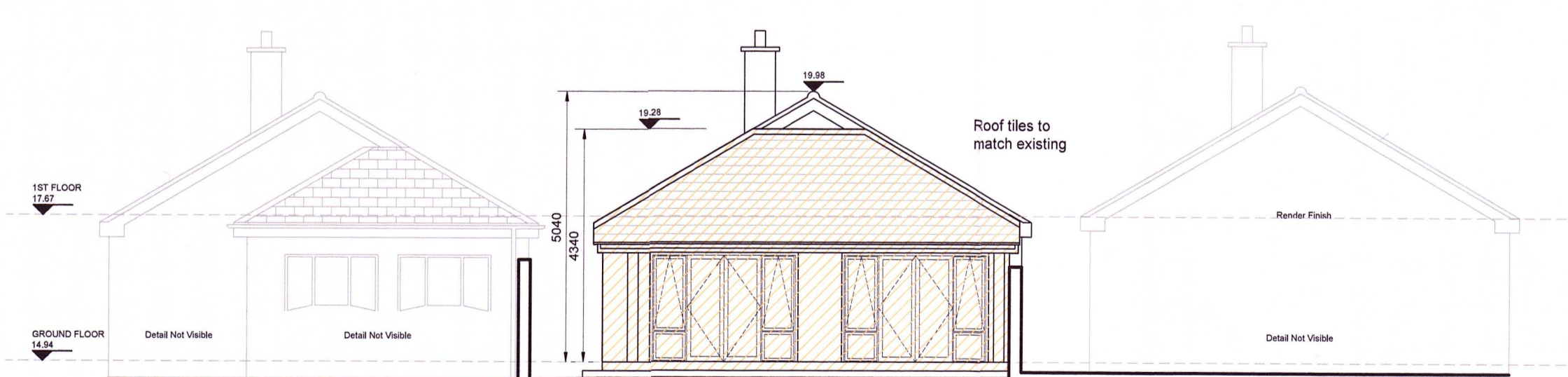
**Pitched Roof Construction**  
 Roof tiles to match existing on  
 25mm x 50mm treated timber battens on  
 25mm x 50mm counter battens on  
 low resistance underlay/breather membrane on  
 150 x 44 rafters at 400 c/c's to structural engineers details.  
 120mm Unilin XO/PR (with 50mm ventilation over) with  
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 215/100mm solid block walls internally with scud coat finish to ensure airtightness  
 150 cavity with full fill Unilin CT/PIR insulation  
 100mm solid concrete block outer leaf with render finish

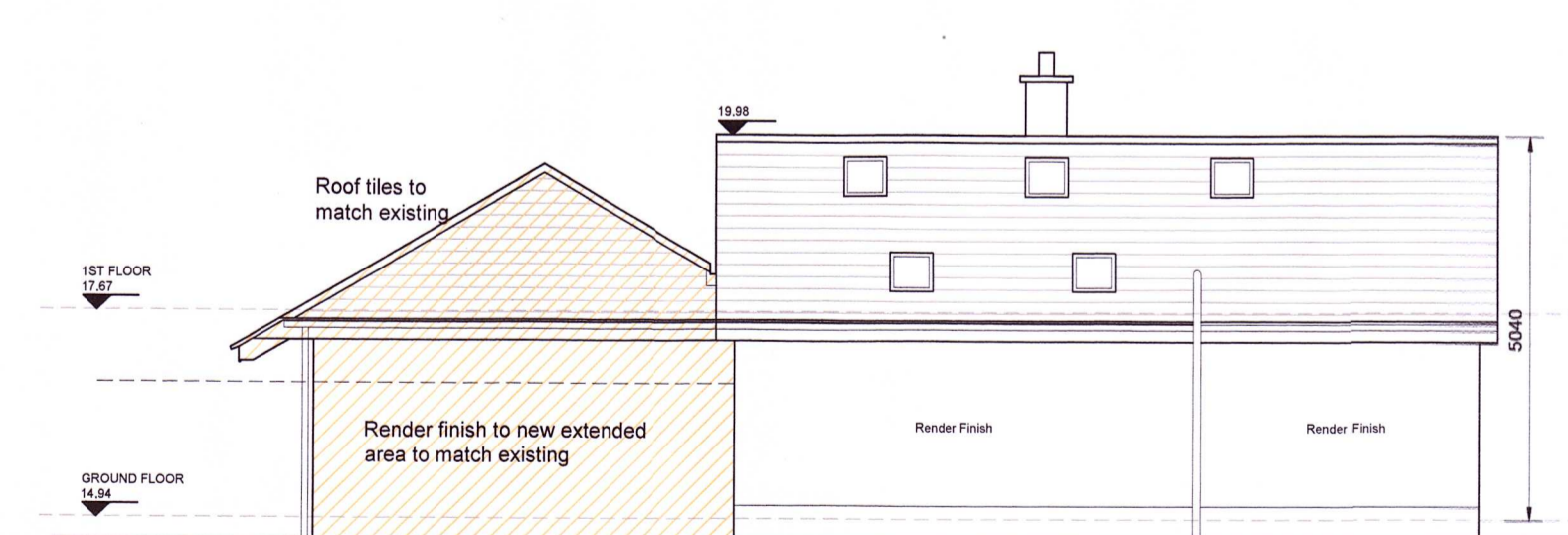
Allow for service void internally with 25 x 50 battens and plasterboard and skim finish

All windows and doors to be sealed to masonry with suitable air-tightness tape

Allow for insulated block at junction with floor and external walls at floor insulation level



EXISTING REAR (NORTH WEST) ELEVATION 1:100



EXISTING SIDE (SOUTH WEST) ELEVATION 1:100

**New Concrete Floor Construction to Existing and Extended Areas:**  
 Selected timber or other Floor finishes laid on  
 65mm screed on  
 150mm Unilin ThinR XT/UF insulation laid broken jointed.  
 Allow for installing 25mm insulation strips to wall perimeter.  
 150mm RC slab 35N/m<sup>2</sup> containing A1412 reinforcement at slab bottom with 50mm cover.  
 Necoflex RMB400 Radon / DPM membrane laid on  
 200mm well consolidated NSAI:SR21:2014 Annex 'E' aggregate.  
 All to structural engineers details

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<b>REVISION:</b>	<b>CLIENT:</b>
1-	Patrick & Phyllis Byrne
	<b>PROJECT:</b>
	DEVELOPMENT AT
	239 REDFORD PARK, GREYSTONES, CO. WICKLOW, A63 RR66
	<b>DATE:</b>
	13.03.2026
	<b>SCALE:</b>
	1:100 & 1:250 @ A1

<b>DRAWING TITLE:</b>	<b>DRAWING No.:</b>
PROPOSED PLANS, ELEVATIONS AND SECTION	S5.02
<b>JOB NO.:</b>	25002

**ARC DESIGN**  
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 Greystones  
 County Wicklow - A63 YA97

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 website: www.arcdesign.ie