



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

Ondrej Stieranka
15 Coolgreaney Park
Arklow
Co. Wicklow
Y14 YY83

John Of November 2025

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) -EX 128/2025**

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 Board within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,

Diana Penney
ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.





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

Applicant: Ondeej Stieranka

Location: 15 Coolgreaney Park, Arklow, Co. Wicklow

Reference Number: EX 128/2025

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/1263

A question has arisen as to whether "*installation of external insulation to the external elevations*" at 15 Coolgreaney Park, Arklow, Co. Wicklow is or is not exempted development.

Having regard to:

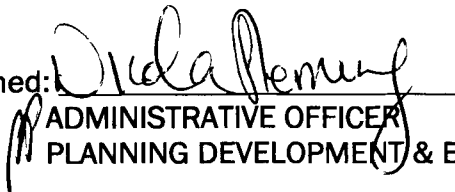
- (a) The details submitted with the Section 5 Declaration application
- (b) Sections 2,3 and 4 of the Planning & Development Act 2000 (as amended).
- (c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

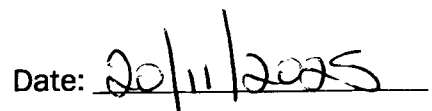
- (a) The installation of external insulation with render finish would be operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000 (as amended).
- (b) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- (c) The external insulation is considered to come within the provisions of Section 4(1) (h) of the Planning and Development Act (as amended) as it would 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, given the existing finishes of the dwelling and within the estate, which are dominated by render finishes, with minor areas of stone decorative features within front elevations.

The Planning Authority considers that "installation of external insulation to the external elevations" at 15 Coolgreaney Park, Arklow, 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/2025/1263

Reference Number: EX 128/2025

Name of Applicant: Ondeej Stieranka

Nature of Application: Section 5 Referral as to whether "*installation of external insulation to the external elevations*" is or is not development and is or is not exempted development.

Location of Subject Site: 15 Coolgreaney Park, Arklow, Co. Wicklow

Report from: Maria Harte, GP, Edel Bermingham, T/SP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "*installation of external insulation to the external elevations*" at 15 Coolgreaney Park, Arklow, 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 & Development Act 2000 (as amended).
- (c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- (a) The installation of external insulation with render finish would be operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000 (as amended).
- (b) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- (c) The external insulation is considered to come within the provisions of Section 4(1) (h) of the Planning and Development Act (as amended) as it would 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, given the existing finishes of the dwelling and within the estate, which are dominated by render finishes, with minor areas of stone decorative features within front elevations.

Recommendation

The Planning Authority considers that "*installation of external insulation to the external elevations*" at 15 Coolgreaney Park, Arklow, Co. Wicklow is development and is exempted development as recommended in the planning reports.

Signed: Diana Perney

Dated: 19th of November 2025

ORDER:

I HEREBY DECLARE:

That "*installation of external insulation to the external elevations*" at 15 Coolgreaney Park, Arklow, Co. Wicklow is **development and is exempted** development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: Shirley

Dated: 20th of November 2025

T/Senior Planner

Planning, Economic & Rural Development



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

Ref: EX128/2025
Name: Ondeej Stieranka
Development: Application for Certificate of Exemption under Section 5 of the Planning & Development Act 2000 (as amended).
RE: External Wrap of House
Location: 15 Coolgreaney Park, Arklow Y14YY83

Subject Site: The subject site lies within the settlement boundary of the Level 3 Town of Arklow. The dwelling onsite is semi-detached with an attached garage to the side. There is off street parking to the front of the dwelling. The finish on the front elevation of the house is of mortar to the bottom including all of the garage with brick to the top; this finish is also found on some of the dwellings within this residential area. There are a variety of finishes to the exteriors of the dwellings within Coolgreaney Park.



Subject site at 15 Coolgreaney Park.

The existing finish of the subject dwelling and some other dwellings within the estate are of a partial mortar finish painted white and partial brick. A variety of finishes are used within Coolgreaney Park including those without brick.

Question: *Whether or not:*
 installation of external insulation to the external elevations constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

Planning History

Subject site: There is no planning history associated with subject site.

REF: 13/610022

Applicant: John & Majella McGeary

Location: 16 Coolgreaney Park,

Development: the demolition of the existing single-storey converted garage & front entrance porch together with the construction of a new single-storey extension to the side & rear comprising of a new front entrance porch, guest bedroom with ensuite, utility, kitchen

Decision: GRANT.

REF: 11/610016

Applicant: Jim & Margaret Woolmington.

Location: 17 Coolgreaney Park,

Development: bay window & front entrance porch at ground floor level together with a new first floor extension comprising of a new bedroom & en-suite to the south side of the existing dwelling & a new window opening to the front elevation at first floor level.

Decision: GRANT.

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)*;

“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 (1)(a) defines development as: “The carrying out of works on, in, over or under land or the making of any material change in the use of any land or structures on land”;

Section 2 (1) defines works as any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 4 (1) (a) to (l) specifies various categories of development, which shall be exempted for the purposes of the Act;

In particular, section 4 (1) (h) is:

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

Section 4 (2) provides for certain classes of development to be designated as exempted development by way of legislation.

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) 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;

Relevant Planning: Wicklow County Development Plan 2022-2028

Zoning Objective: RE: Existing Residential under Arklow LAP 2018

'To protect, provide and improve residential amenities of existing residential areas';
Arklow LPF will be incorporated into the County Development Plan (following its adoption in 2026).

Appendix 1 – Section 1.2 outlines measures to address climate action.

Section 1.2.2 states:

'Energy efficiency' in building design relates to:

- a. reducing the amount of energy used in the building and*
- b. Increasing the use of renewable sources of energy.*

There are a number of ways in which both can be achieved:

- *High quality insulation, which will minimise heat loss and therefore reduce demand for heat generation;*

Details of Query: Proposal

In accordance with the details submitted with Section 5 application:

It is proposed to install external insulation on the external walls of the semi-detached dwelling. The dwelling is **not** a Protected Structure.

Assessment

The application seeks a declaration as to whether the;
installation of external insulation to the external elevations of 15 Coolgreaney Park, Arklow, Co Wicklow is development and is or is not exempted development:

The first question to be asked therefore is whether or not development is taking place?

The installation of insulation would it is considered be works as it would involve the placement of external rigid panels of insulation to the dwelling and the applying a final render finish.

This operation would be acts of construction / alteration and therefore are works having regard to the definition set out in Section 2 of the Planning and Development Act 2000(as amended).

These works are therefore development given the provisions of *Section 3(1) (a)* i.e.

‘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’.

Section 4 of the Planning and Development Act 2000 (as amended) provides that

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;

The installations of insulation on the external walls are considered to be works of maintenance/improvement to the dwelling. It is noted that within this residential area of Coolgreaney Park, the finish on many dwellings is of smooth, dashed and partial brick. It is therefore considered that given the variety and mix of finish within Coolgreaney Park, the proposed external insulation would not materially affect the external appearance so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

The external insulation would it is considered come within the provisions of *Section 4(1) (h)* of the Planning and Development Act 2000 (as amended) as they would affect the external appearance however the impact would **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.

Recommendation:

With respect to the query under Section 5 of the Planning and Development Act 2000, as to whether: installation of external insulation to the external elevations of 15 Coolgreaney Park Arklow, Co. Wicklow is development and is or is not exempted development:

The Planning Authority considers that:

The installation of external insulation **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 & Development Act 2000 (as amended)
- c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- (a) The installation of external insulation with render finish would be operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).

- (b) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- (c) The external insulation is considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would 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, given the existing finishes of the dwelling and within the estate, which are dominated by render finishes, with minor areas of stone decorative features within front elevations.

Maria Harte GP

Maria Harte (Graduate Planner)

Dated: 18/11/2025

Paul S. Harte
TSP
18/11/2025

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Maria Harte
Graduate Planner

FROM: Aoife Kinsella
Clerical Officer

**RE:- EX128/2025 - 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 05/11/2025.

The due date on this declaration is the 02/12/2025.

Aoife Kinsella

Clerical 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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Suíomh / Website: www.wicklow.ie

Ondrej Stieranka
15 Coolgreaney Park
Arklow
Co. Wicklow
Y14 YY83

05th of November 2025

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX128/2025 for Ondrej Stieranka at 15 Coolgreaney Park, Arklow, Co. Wicklow, Y14 YY83

A Chara

I wish to acknowledge receipt on 05/11/2025 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 02/12/2025.

Mise, le meas

Aoife Kinsella
Clerical Officer
Planning, Economic & Rural Development



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

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísí, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe.
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development.



Geographic Address

Postal Address

English | Gaeilge

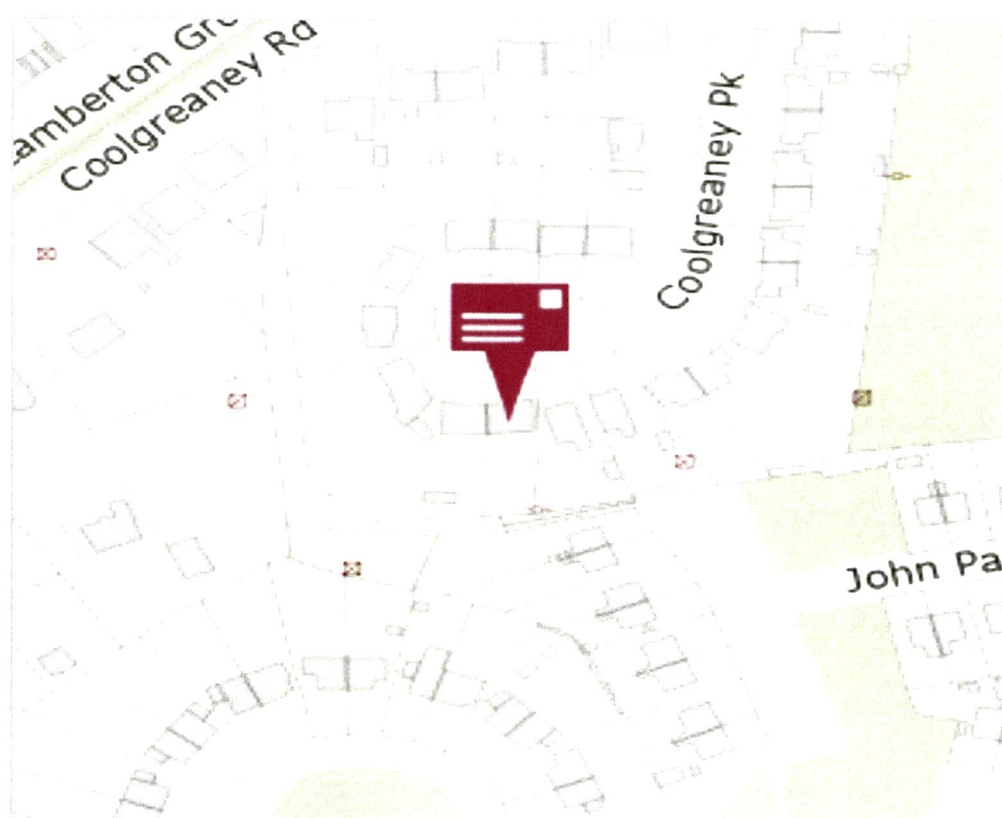
15 COOLGREANEY PARK

ARKLOW

CO. WICKLOW

Y14 YY83

[Address Query ?](#)



finder.eircode.ie

Aoife Kinsella

From: Aoife Kinsella
Sent: Wednesday 5 November 2025 15:34
To: 'ondrejstieranka@gmail.com'
Subject: Section 5 Application

Dear Ondrej,

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Act 2000 (as amended). – EX128/2025

I wish to acknowledge receipt on 05/11/2025 of your Section 5 Application.

The Planning Authority requires a site location map for this application. An Eircode map should suffice.

Please note a decision date cannot be issued until all documents required are submitted.

Kind regards,

Aoife Kinsella

Clerical Officer

Planning, Economic & Rural Development

WICKLOW COUNTY COUNCIL, COUNTY BUILDINGS, WICKLOW TOWN, A67 FW96

Ph ☎: +353 (0404) 20148 EXT 2241 | ✉: aokinsella@wicklowcoco.ie

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



Comhairle Contae Chill Mhantáin
Wicklow County Council



Wicklow County Council
County Buildings
Wicklow
0404-20100

05/11/2025 14:32:39

Receipt No L1/0/354215
***** REPRINT *****

ONDREJ STIERANKA
15 COOLGREANNEY PK
ARKLOW
CO WICKLOW

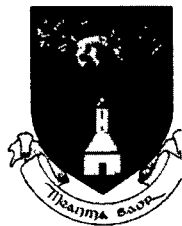
PLANNING APPLICATION FEES	83.00
GOODS	83.00
VAT Exempt/Non-vatable	

Total	83.00 EUR
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Tendered	
Credit Card	83.00

Change	0.00
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Date Received _____

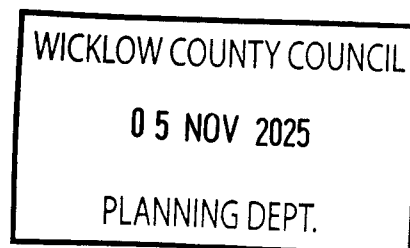
Fee Received _____

**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: ONDREJ STIERANICA
Address of applicant: 15 COOLGRAYNEY PARK, ARKLOW
X 14 Y4 83

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



2. Agents Details (Where Applicable)

- (b) Name of Agent (where applicable) N/A
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 15 COOL GRAYNE PARK, ARILLOL
Y 14 Y4 P3

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

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

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration _____

EXTERNAL WRAP OF THE HOUSE

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 _____

I ATTACHED THE HOUSE DRAWINGS AND PLANS
& PHOTO OF CURRENT HOUSE AND OUR
NEIGHBOUR HOUSE IN THE ESTATE AREA

viii. Fee of € 80 Attached ? _____

Signed :  Dated : 05/11/2025

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 -

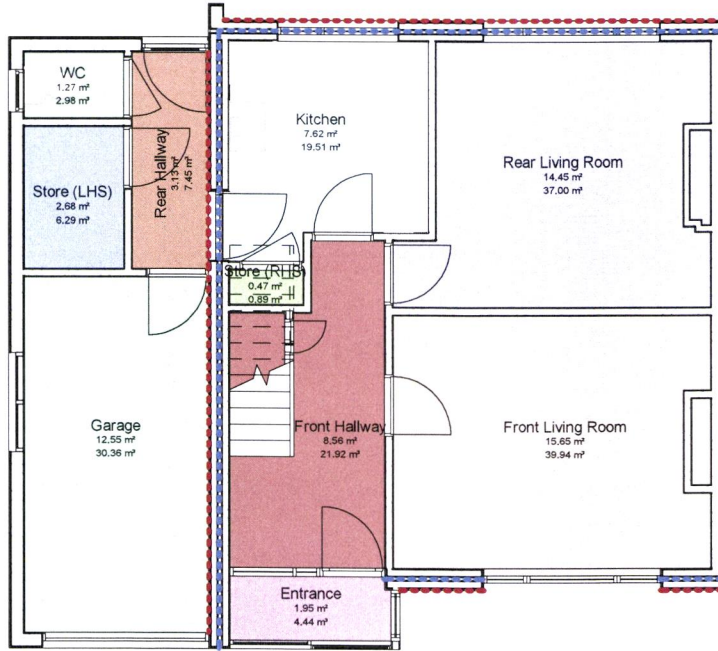
The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still

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.

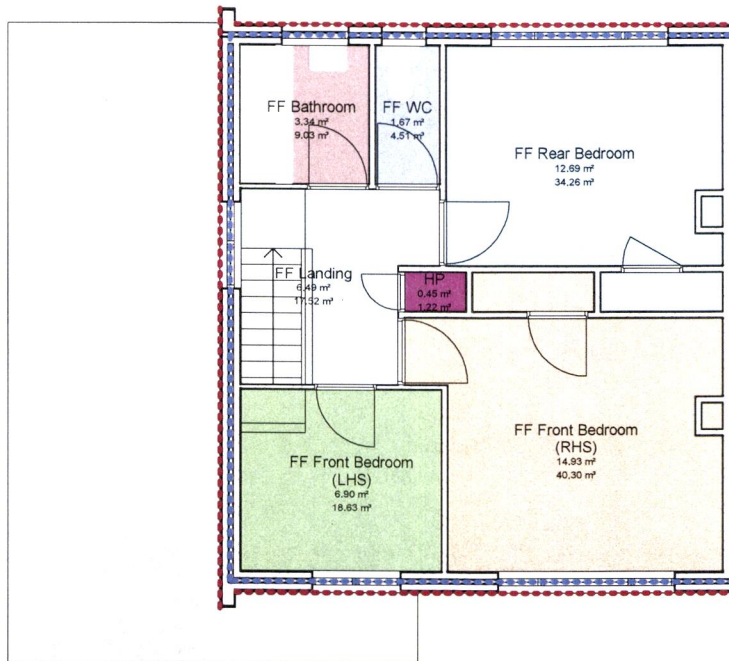
Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

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.



Existing Ground Floor
1 : 100



Existing First Floor
1 : 100

- Concrete Hollow Block
- 300mm Cavity

External Wall Insulation	
Cavity Wall Insulation	
Internal Wall Insulation	
Knee Wall Insulation	
Chimney Insulation	
Capping	



Crossmolina Industrial Estate
Ballina Rd
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CLIENT:
Ondrej Stieranka

PROJECT:
15 Coolgrayney Park, Arklow,
Wicklow Y14YY83

TITLE:
External Wall Insulation Plan

DATE:
2025.09.24

DRAWING TITLE:
CHS-HEUP-12900

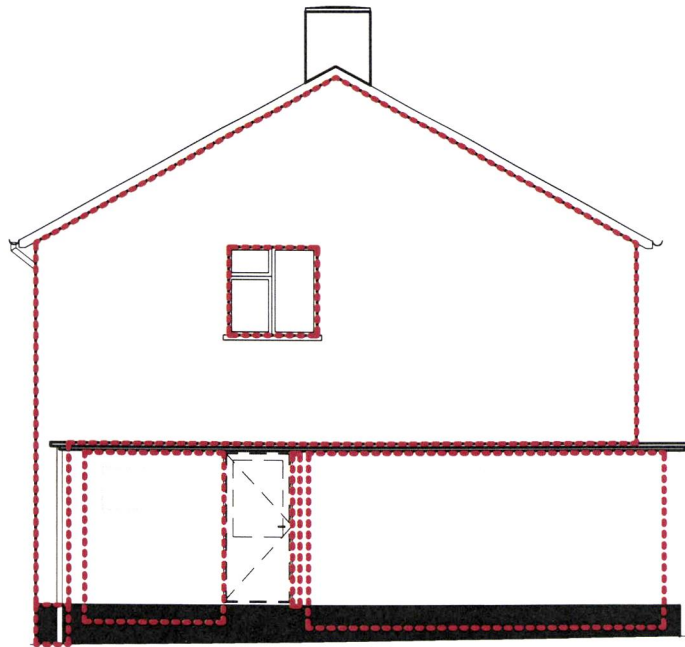
SCALE:
As indicated

DRAWING NO:
EWI-01

DRAWING BY:
EH

Checked By:
OF

Rev.	DESCRIPTION	Date:



Left Side Elevation

1 : 100

Left Side Elevation	Quantity
External Wall Insulation	48.89m ²
Plinth Insulation Area	0.25m ²
Fire Barrier Insulation	0.00m
EWI Building Works	49.14m ²
Window & Door Reveal	8.81m

External Wall Insulation	
Cavity Wall Insulation	
Internal Wall Insulation	
Knee Wall Insulation	
Chimney Insulation	
Capping	



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CLIENT:
Ondrej Stieranka

PROJECT:
**15 Coolgrayney Park, Arklow,
Wicklow Y14YY83**

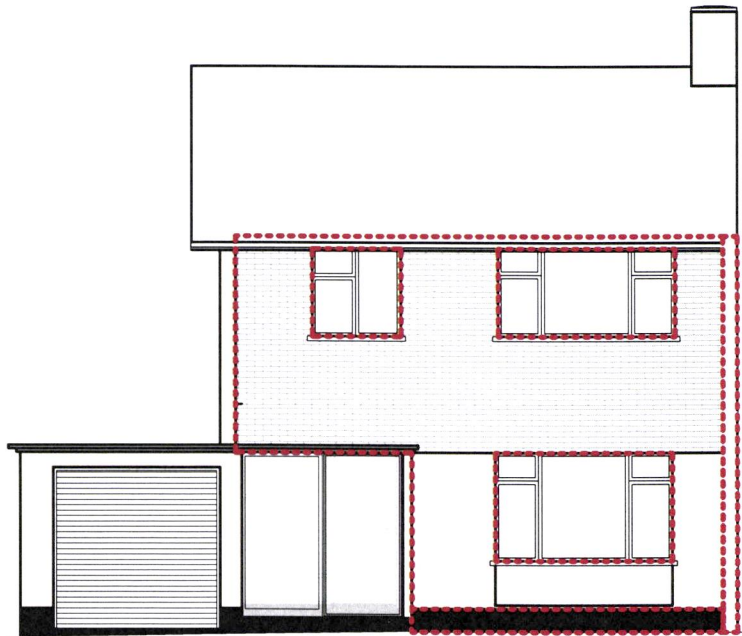
TITLE:
External Wall Insulation Details

DATE:
2025.09.24

DRAWING TITLE:
CHS-HEUP-12900

SCALE:
As indicated

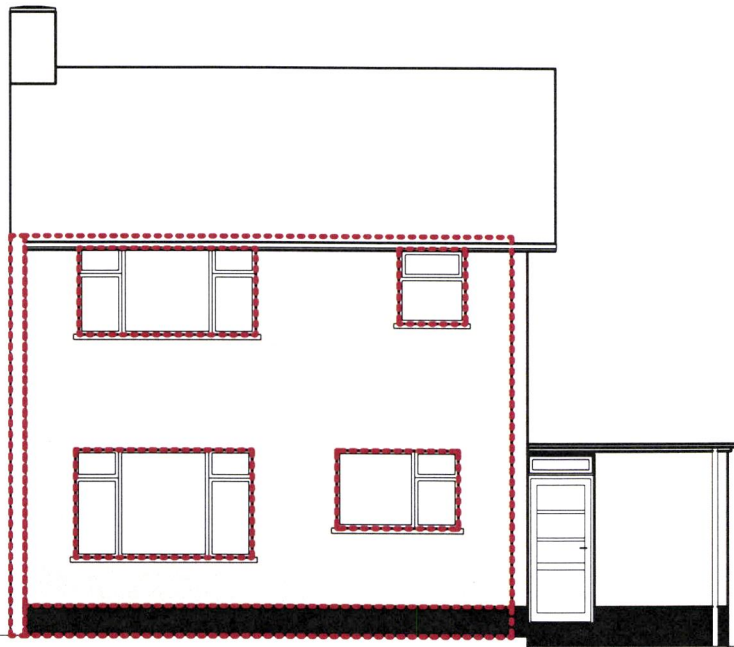
DRAWING NO:	DRAWING BY:	Checked By:
EWI-03	EH	OF
Rev.	DESCRIPTION	Date:



Front Elevation

1 : 100

Front Elevation	Quantity
External Wall Insulation	21.37m ²
Plinth Insulation Area	1.42m ²
Fire Barrier Insulation	5.48m
EWI Building Works	23.89m ²
Window & Door Reveal	13.96m



Rear Elevation

1 : 100

Rear Elevation	Quantity
External Wall Insulation	25.30m ²
Plinth Insulation Area	2.83m ²
Fire Barrier Insulation	5.57m
EWI Building Works	29.27m ²
Window & Door Reveal	17.16m

External Wall Insulation	
Cavity Wall Insulation	
Internal Wall Insulation	
Knee Wall Insulation	
Chimney Insulation	
Capping	



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CLIENT:
Ondrej Stieranka
PROJECT:
15 Coolgrayney Park, Arklow,
Wicklow Y14YY83

TITLE:
External Wall Insulation Details

DATE:
2025.09.24

DRAWING TITLE:
CHS-HEUP-12900

SCALE:
As indicated

DRAWING NO:
EWI-02

DRAWING BY:
EH

Checked By:
OF

Rev.	DESCRIPTION	Date



