



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
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Suiomh / Website: www.wicklow.ie

David van der Zwart
35 Carrig Beag
Ballynerrin
Wicklow
A67 AD61

30th of January 2026

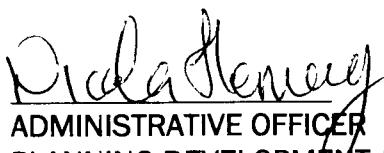
**RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) -EX01/2026**

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,


Richard Hennessy
ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.



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

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

Applicant: David van der Zwart

Location: 35 Carrig Beag, Ballynerrin, Wicklow

Reference Number: EX 01/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD2026/117

A question has arisen as to whether “*the proposed erection of a shed/garden room*” at 35 Carrig Beag, Ballynerrin, Wicklow is or is not exempted development.

Having regard to:

- a) The details submitted with the Section 5 Declaration application
- b) PRR 19/14; 19/299; 14/1666.
- c) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- d) Article 6, 9 and Schedule 2, Part 1: Class 3 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- i. The construction of a shed/garden room comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- ii. The proposed shed/ garden room is to be located to the side of the dwelling and is indicated to have a wooden finish.
- iii. The shed structure would come within the description set out under Class 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, however as the shed structure will have a wood finish, this finish would not accord with the restriction on Class 3 as set out in Limitation No. 4.

4. *The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.*

Therefore, the shed/ garden room would not come within the provisions of Class 3

The Planning Authority considers that “the proposed erection of a shed/garden room” at 35 Carrig Beag, Ballynerrin, Wicklow is development and IS NOT exempted development.

Signed: David van der Zwart
ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Date: 30/01/2026



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/117

Reference Number: EX 01/2026

Name of Applicant: David van der Zwart

Nature of Application: Section 5 Referral as to whether "*the proposed erection of a shed/garden room*" is or is not development and is or is not exempted development.

Location of Subject Site: 35 Carrig Beag, Ballynerrin, 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 "*the proposed erection of a shed/garden room*" at 35 Carrig Beag, Ballynerrin, 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) PRR 19/14; 19/299; 14/1666.
- c) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- d) Article 6, 9 and Schedule 2, Part 1: Class 3 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- i. The construction of a shed/garden room comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- ii. The proposed shed/ garden room is to be located to the side of the dwelling and is indicated to have a wooden finish.
- iii. The shed structure would come within the description set out under Class 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, however as the shed structure will have a wood finish, this finish would not accord with the restriction on Class 3 as set out in Limitation No. 4.

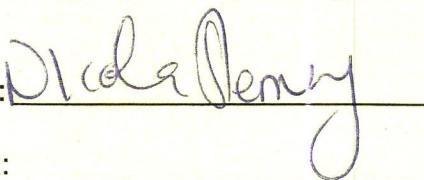
4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.

Therefore, the shed/ garden room would not come within the provisions of Class 3

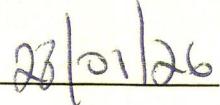
Recommendation

The Planning Authority considers that "the proposed erection of a shed/garden room" at 35 Carrig Beag, Ballynerrin, Wicklow is development and is NOT exempted development as recommended in the planning reports.

Signed:



Date:

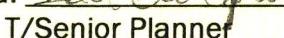


ORDER:

I HEREBY DECLARE:

That "the proposed erection of a shed/garden room" at 35 Carrig Beag, Ballynerrin, Wicklow is development and is NOT exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed:



Date:



T/Senior Planner

Planning, Economic & Rural Development



**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

Section 5 – Application for declaration of Exemption Certificate

Ref: EX01/2026
Name: Davie van der Zwart
Development: Application for Certificate of Exemption under Section 5 of the Planning & Development Act 2000 (as amended).
RE: Garden Room
Location: 35 Carraig Beag, Ballynerrin, Wicklow. A67 AD61.



The Site: The site is elevated and located at the entrance of the small residential estate of *Carraig Beag* off the Hawkstown Road (L-1100-1), Wicklow. The dwelling on site is of red brick with a first-floor balcony facing the public road; and bay windows to the side also facing the public road. There is off street parking to the front of the dwelling. The rear garden is occupied by a small shed (2.4m X 2.4m), the side garden is fenced off by a wooden fence with a trellis final.

Question: *Whether or not:*

The erection of a 3 X 4 sqm garden room/shed is or is not development and constitutes exempted development within the meaning of the Planning and Development Acts, 2000 (as amended).

WCC Planning History:

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

Overall development:

REF: 19/299

Applicant: Amazon Bay Ltd.

Development: alterations to the previous granted permission (Planning Register Reference 14/1666 & 19/14) and will consist of the following: relocation of units 11-20 to facilitate transfer of existing overhead powerlines to underground

Decision: Grant.

REF: 19/14

Applicant: Amazon Bay Ltd.

Development: Various alterations to elevations and plans of the 6 no primary house types encompassing numbers 1 - 35 Carraig Beag which was previously granted permission under planning register reference 14/1666

Decision: Grant.

REF: 14/1666

Applicant: Lusra Teo

Development: a residential housing development of 35 detached and semi-detached houses together with associated siteworks and services in accordance with plans

Decision: Grant.

Relevant legislation :

Planning and Development Act 2000 (as amended)

“habitable house” means a house which—

(a) is used as a dwelling,

(b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or

(c) was provided for use as a dwelling but has not been occupied;

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

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

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

(i) the interior of the structure,

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

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

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

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

Section 3 :

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

Section 4 :

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 5

“house” does not, as regards development of classes 1, 2, 3, 4, 6(b)(ii), 7 or 8 specified in column 1 of Part 1 of Schedule 2, or development to which articles 10(4) or 10(5) refer, include a building designed for use or used as 2 or more dwellings or a flat, an apartment or other dwelling within such a building;

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 3

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

Limitations

1. No such structure shall be constructed, erected or placed forward of the front wall of a house.
2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.
3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.
- 4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.**
5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.
6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

Assessment :

The application seeks a declaration as to whether the shed constructed within the curtilage of 35 Carraig Beag, Ballynerrin, Wicklow Town, A67 AD61 is exempted development within the meaning of the Planning and Development Acts 2000 (as amended).

The applicant has submitted drawings which identifies that the proposed structure, a garden room, is 3m X 4m and less than 3m high (2.700m) plus the concrete base. No details on the height of the base have been provided however it is stated that the overall height will be less than 3m.

The garden room will be located on the side of the house (corner plot), facing the public realm. The proposed site is at the entrance to the development and is elevated. Currently the area has a high fence with trellis final to the side/front. The proposed structure will be at least 2m from the public pavement and the neighbouring boundaries. There is an existing garden shed to the rear of the dwelling measuring 2.4m X 2.4m. The remaining open space exceeds minimum requirements for residential amenity.



In the first instance it is considered that the construction of a shed/ garden room would come within the definition of works under the Planning and Development Act 2000 (as amended) and would therefore be development having regard to the provisions of Section 3 of that Act.

The relevant exemption is Schedule 2 : Part 1 : Class 3 with respect to the provision of extensions. This exemption is for :

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

The shed/ garden room would come within the description set out above.

Limitations

<p><i>Development within the curtilage of a house</i></p> <p>CLASS 3</p> <p>The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.</p>	<ol style="list-style-type: none"> 1. No such structure shall be constructed, erected or placed forward of the front wall of a house. 2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 sqm. 3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 sqm 4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof 	<p>Structure to be sited to the side of the dwelling.</p> <p>Total structures on site do not exceed 25sqm.</p> <p>Remaining open space exceeds 25sqm.</p> <p>The proposed structure for exemption does not conform with those of the house.</p>
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	<p>covering where any such structure has a tiled or slated roof, shall conform with those of the house.</p> <p>5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 m or, in any other case, 3 m.</p> <p>6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.</p>	<p>The height of the structure will not exceed 3m.</p> <p>The structure will be used for the enjoyment of the house.</p>
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The structure is made of wood it would therefore **not** be exempt having regard to the provisions of Class 3 limitation (4) which provides that *The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.*

Accordingly, the shed **would not be exempted development** as the external finishes of the structure do **not** conform with those of the house.

Recommendation:

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

the proposed erection of a shed/garden room at 35 Carraig Beag, Ballynerrin, Wicklow. A67 AD61, constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority consider that the proposed erection of a shed/ garden room at 35 Carraig Beag, Ballynerrin, Wicklow. A67 AD61,

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) PRR 19/14; 19/299; 14/1666.
- c) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- d) Article 6, 9 and Schedule 2, Part 1 : Class 3 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration :

i. The construction of a shed/garden room comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).

ii. The proposed shed/garden room is to be located to the side of the dwelling, and is indicated to have ~~of~~ a wooden finish

iii. The shed structure would come within the description set out under Class 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, however as the shed structure will have a wood finish, this finish would not accord with the restriction on Class 3 as set out in Imitation No 4

4 The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.

Therefore, the shed/garden room ~~alteration~~ would not come within the provisions of Class 3

~~Part 1: Schedule 2~~

Maria Harte GP

Maria Harte (Graduate Planner)
Dated: 23/01/2026

Maria Harte
Agreed as modified
23/1/2026

MEMORANDUM

WICKLOW COUNTY COUNCIL

**TO: Maria Harte
Graduate Planner** **FROM: Nicola Fleming
Staff Officer**

RE:- EX01/2026 - 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 06/01/2026

The due date on this declaration is the 03/02/2026


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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**Davie van der Zwart
35 Carraig Beag
Ballynerrin
Wicklow Town
A67 AD61**

7th January 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX01/2026

A Chara

I wish to acknowledge receipt on 06/01/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 03/02/2026.

Mise, le meas


Nicola Fleming
Staff Officer
Planning, Economic & Rural Development



To an docht ar aonair, fóillteadh é i gceist agat.

This document is available in other formats on request.

Ba chóir gach comhfheagrás a sheoladh chug an Stiúrthoir Seirbhisi, Pleanail, Forbairt Eacnamaíochta agus Tuaithe
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development



nicola Fleming

From: dave van der zwart <davie.vanderzwart@hotmail.com>
Sent: Wednesday 7 January 2026 10:24
To: Nicola Fleming
Subject: Re: Application for Certificate of Exemption – Section 96 (Planning & Development Act 2000)
Attachments: Ashford-contemporary-thermo_ex1-500x282 front.jpg; Loghouse Booklet 2025-V5.pdf

External Sender - From: (dave van der zwart <davie.vanderzwart@hotmail.com>)
This message came from outside your organisation.

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Hi Nicola

Thank you for the email.

The distance from the cabin to the site boundary will be at least 2 meters.

Please see this [link](#) for pictures and the measurements. Please also see the loghouse booklet attached, the cabin can be found on page 29 (3x4M).

I think I did include this information in the word document.
Please let me know if you need additional information.

Kind regards

Davie van der Zwart

From: Nicola Fleming <NFleming@wicklowcoco.ie>
Sent: Wednesday, January 7, 2026 11:03 AM
To: dave van der zwart <davie.vanderzwart@hotmail.com>
Subject: RE: Application for Certificate of Exemption – Section 96 (Planning & Development Act 2000)

Perfect that came through.

Just to advise in order for to forward this to the Planner for consideration could you send me the details of the cabin proposed i.e. photographs or drawings showing the height, width etc. I see you have given heights etc on the form but we would need elevations (photographs will suffice) showing the dimensions. Can you also advise the distance of the cabin from the site boundary.

Regards,

Nicola Fleming

Oifigeach Foirne ▶ Staff Officer

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

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

Ph: +353 (0404) 20148 |

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



Comhairle Chontae Chill Mhantáin
Wicklow County Council

From: dave van der zwart <davie.vanderzwart@hotmail.com>

Sent: Wednesday 7 January 2026 09:27

To: Nicola Fleming <NFleming@wicklowcoco.ie>

Subject: Re: Application for Certificate of Exemption – Section 96 (Planning & Development Act 2000)

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Hi Nicola

Thank you for the email.

Apologies, I have changed the data label type and you should be able to open it now, please see attached.

Kind regards

Davie van der Zwart

From: Nicola Fleming <NFleming@wicklowcoco.ie>

Sent: Wednesday, January 7, 2026 9:54 AM

To: dave van der zwart <davie.vanderzwart@hotmail.com>

Subject: RE: Application for Certificate of Exemption – Section 96 (Planning & Development Act 2000)

Hi Davie sorry I cannot open the word document it seems to be restricted could you just resend it to me please.

Regards,

Nicola Fleming

Oifigeach Foirne - Staff Officer

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

Comhairle Contae Chill Mhantáin, Halla an Chontae, Bóthar an Stáisiúin, Cill Mhantáin, A67 FW96

Wicklow County Council, County Building, Station Road, Wicklow Town, A67 FW96

Ph: +353 (0404) 20148 |

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



Comhairle Chontae Chill Mhantáin
Wicklow County Council

From: dave van der zwart <davie.vanderzwart@hotmail.com>
Sent: Monday 5 January 2026 17:27
To: Nicola Fleming <NFleming@wicklowcoco.ie>
Subject: Re: Application for Certificate of Exemption – Section 96 (Planning & Development Act 2000)

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<davie.vanderzwart@hotmail.com>)**

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Hi Nicola

Thank you for the email and the fast response.

I have filled out the form the best that I could, please let me know if additional information is needed.

Please let me know how I can pay the fee (bank transfer, or cash)?

Kind regards

Davie van der Zwart

0851165622

35 Carraig beag

Ballynerrin

A67AD61

Wicklow town

Wicklow

From: Nicola Fleming <NFleming@wicklowcoco.ie>
Sent: Monday, January 5, 2026 9:43 AM
To: dave van der zwart <davie.vanderzwart@hotmail.com>
Subject: RE: Application for Certificate of Exemption – Section 96 (Planning & Development Act 2000)

Morning Dave,

This is the incorrect form for an exemption. Exemption is under Section 5 I have attached the link to the form that needs to be completed along with the relevant information.

<https://www.wicklow.ie/Living/Services/Planning/Planning-Applications/Exempted-Development>

Regards,

Nicola Fleming

Oifigeach Foirne - Staff Officer

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

Comhairle Contae Chill Mhantáin, Halla an Chontae, Bóthar an Stáisiúin, Cill Mhantáin, A67 FW96

Wicklow County Council, County Building, Station Road, Wicklow Town, A67 FW96

Ph: +353 (0404) 20148 |

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



Comhairle Chontae Chill Mhantáin
Wicklow County Council

From: dave van der zwart <davie.vanderzwart@hotmail.com>
Sent: Sunday 4 January 2026 12:51

To: Planning - Planning and Development Secretariat <plandev@wicklowcoco.ie>
Subject: Application for Certificate of Exemption – Section 96 (Planning & Development Act 2000)

Some people who received this message don't often get email from davie.vanderzwart@hotmail.com. [Learn why this is important](#)

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<davie.vanderzwart@hotmail.com>)**

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Dear Planning Section,

Please find attached my completed application form for a Certificate of Exemption from the provisions of Section 96 of the Planning & Development Act 2000 (as amended), in respect of my property at 35 Carraig Beag, Ballynerrin, Wicklow Town, Wicklow (Eircode: A67AD61).

The application includes:

- The completed and signed application form
- The statutory declaration
- A site location map with the site clearly outlined

Should you require any further information or supporting documentation, please let me know.

Before I make this investment and replace our failing fence with a garden room, I would like to ensure full compliance and exemption. I have discussed the proposal with Pat Casey, who indicated that my plans are compliant; however, to be absolutely certain, I am submitting this exemption application.

Thank you for your attention to this application. I look forward to your confirmation of receipt.

Kind regards,
Davie van der Zwart
35 Carraig Beag, Ballynerrin, Wicklow Town, Wicklow
085 116 5622
Davie.vanderZwart@hotmail.com

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Ashford Contemporary Log Cabin

4m x 3m, 4m x 4m

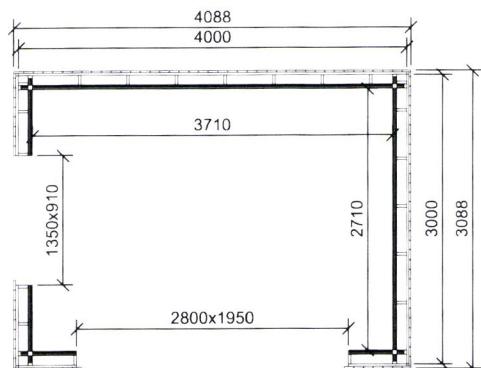


Price includes:

- FREE** damp proof membrane
- FREE** roof & floor insulation (value of €600)
- FREE** weathering package

Cabin Details:

Wall thickness	200mm
Size	4m x 3m (13ft x 9.8ft), 4m x 4m (13ft x 13ft)
Log thickness	44mm
Doors	Schüco (Germany) uPVC – Antracite grey
Windows	Schüco (Germany) uPVC – Antracite grey
Roof	Steel roof
Ridge height	2470mm
Wall height	2210mm
Floor bearers	50mm x 45mm



Price

€12,620 **€14,600**

Available upgrades

	4m x 3m	4m x 4m
Cabin assembly	Included	Included
Timber frame & block foundation*	€940	€1,140
External wall insulation	Included	Included
Laminate flooring	€470	€630
External painting (incl. paint)	820	850
External + Internal (incl. paint)	1390	1430
Gutter & downpipe	€120	€120
Thermowood cladding**	Included	Included
Charred cladding	€640	€730
Smart electric radiator supply	€400 (600w)	€425 (900w)

* Includes foundation cover up to 30cm + single step (width of the door)

** Add on to External wall insulation + Shiplap cladding option.

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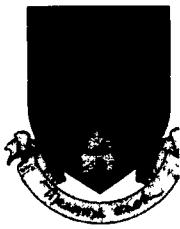
Davie Van Der Zwart

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

Tendered	
Credit Card	80 00

Change	0 00
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6/11/2026

**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: Davie van der Zwart
Address of applicant: 35 carraig beag, A67AD61, Ballynerrin, Wicklow town, Wicklow

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 _____

- ii. Are you the owner and/or occupier of these lands at the location under i. above ?
Yes
- iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier N/A
- 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

The purpose of this application is to seek a Section 5 Declaration as to whether the installation of a small, eco-friendly garden room for personal use (storage, hobby room, and replacement of fence) at my property constitutes development and, if so, whether it is exempted development under the Planning and Development Acts 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

The proposed development consists of an eco-friendly garden room (3m x 4m) on a concrete base, as per the Ashford Contemporary Log Cabin specifications from Loghouse.ie.

The structure will be below 3 meters in height (2,470mm plus the concrete base).

The garden room will be located on the side of the house (corner plot), adjacent to the public pavement (at least 2 meters from the edge of the garden) and not bordering any neighboring gardens, ensuring no impact on neighboring properties.

The rear of the garden room will align with the front elevation of the house.

All immediate neighbors have been consulted and have raised no objections.

The estimated garden surface is approximately 250–300 m², with an existing shed of 5.376 m² (2.4m x 2.4m). The total outbuilding area will remain well below the maximum of 25 m².

I believe this may be exempted development under Class 3, Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended), but I am seeking confirmation from the planning authority.

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

Section 4(1)(h) of the Planning and Development Act 2000 (as amended); Article 6 and Article 9, and Schedule 2, Part 1, Class 3 of the Planning and Development Regulations 2001 (as amended).

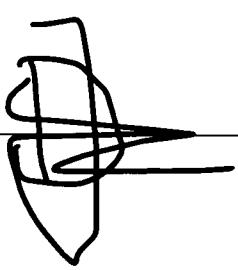
Additional details may be submitted by way of separate submission.

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ?
No, it is not

vii. List of Plans, Drawings submitted with this Declaration Application

- Site location map
- ASHFORD CONTEMPORARY LOG CABIN 4m X 3m Loghouse.ie
- Site location map & location of the garden room

viii. Fee of € 80 Attached ? No, but I can wire the money, or deliver it in person

Signed :  Dated : January 5th 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.

Amazon Developments
Ltd

Housing Development at
Carraig Beag,
Wicklow Town,
CO WICKLOW

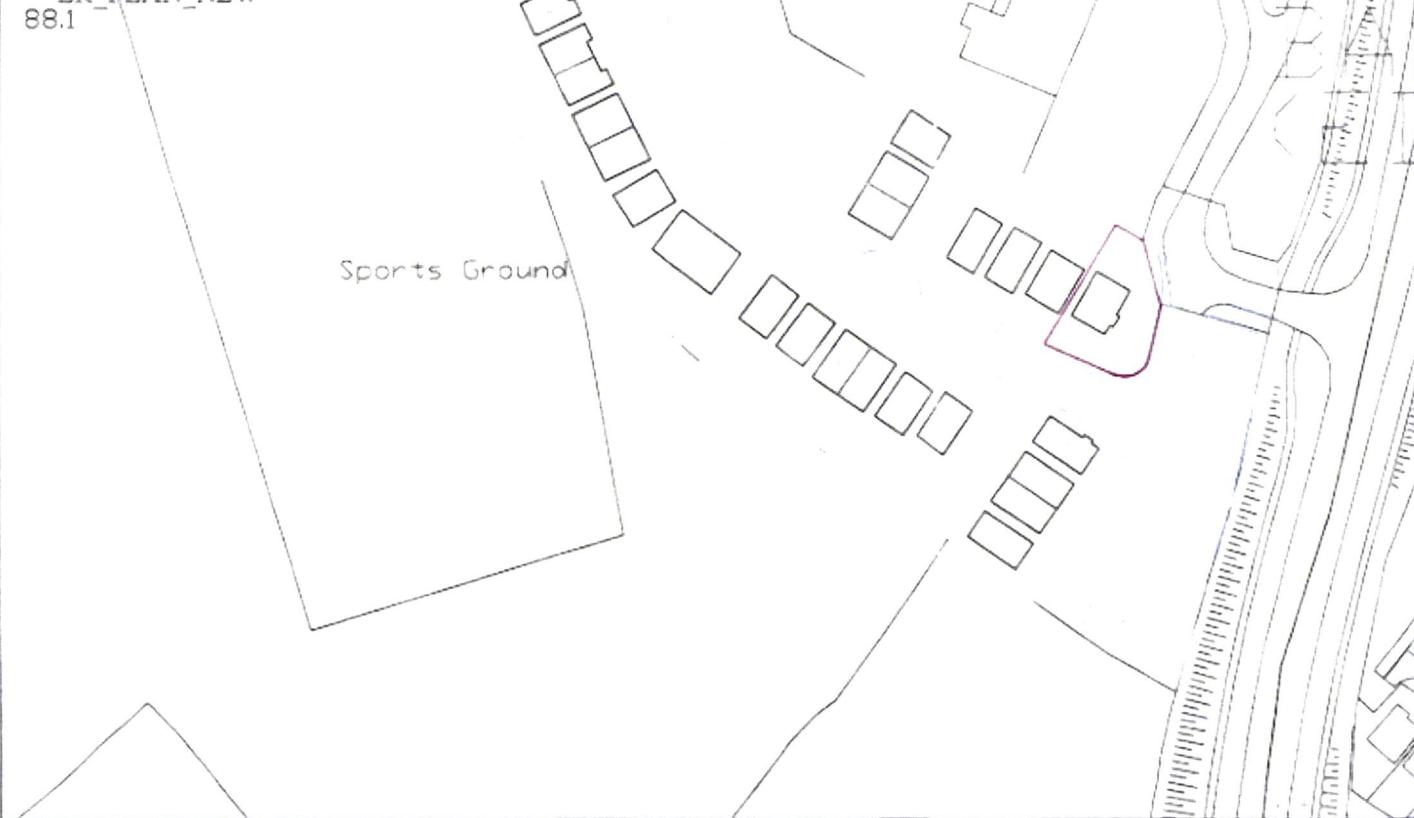
PRA Submission for
registration of SITES
1 - 35 on layer
LR PLAN_NEW
88.1

Sports Ground

Basketball
Ground

78.2

82.6



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