



# 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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Kevin O'Riordan  
26 Springfield Court  
Wicklow Town  
A67 E650

*8th* of July 2026

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts  
2000 (As Amended) -EX 75/2026**

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,

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

**Applicant:** Kevin O'Riordan

**Location:** 26 Springfield Court, Wicklow Town

**Reference Number:** EX 75/2026

### CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/823

A question has arisen as to whether *"1. Installation of 100mm thick external insulation and smooth render to external elevations of the house, 2. Replacement of existing concrete tiled slope roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m"* at 26 Springfield Court, Wicklow Town is or is not exempted development.

#### Having regard to:

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

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

- (i) Installation of 100mm thick external insulation and smooth render to external elevations of the house and replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m are works and therefore development having regard to the definition set out in Section 2 and Section 3(a) of the Planning and Development Act 2000 (as amended).
- (ii) Installation of 100mm thick external insulation and smooth render to **front** external elevation of the house and replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m to the existing dwelling would not be exempted development having regard to the provisions of Section 4(1) (h) of the Planning and Development Act 2000 (as amended), as the works 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.
- (iii) Installation of 100mm thick external insulation and smooth render to **rear and side** external elevations of the house would be exempted development having regard to the provisions of Section 4(1) (h) of the Planning and Development Act 2000 (as amended), as the works either affect only the interior of the structure or 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 Planning Authority considers that:**

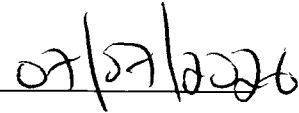
- 1a. "Installation of 100mm thick external insulation and smooth render to the front external elevation of the house" is development and is not exempted development at 26 Springfield Court, Wicklow Town.
- 1b. "Installation of 100mm thick external insulation and smooth render to the rear and side external elevations of the house" is development and is exempted development 26 Springfield Court, Wicklow Town.
- 2. "Replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m" is development and is not exempted development at 26 Springfield Court, Wicklow Town.

Signed:



ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT

Date:



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/823

Reference Number: EX 75/2026

Name of Applicant: Kevin O'Riordan

Nature of Application: Section 5 Referral as to whether "*1. Installation of 100mm thick external insulation and smooth render to external elevations of the house, 2. Replacement of existing concrete tiled slope roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m*" is or is not development and is or is not exempted development.

Location of Subject Site: 26 Springfield Court, Wicklow Town

Report from: Michael Woods O'Rourke, EP, Edel Bermingham, T/SP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "*1. Installation of 100mm thick external insulation and smooth render to external elevations of the house, 2. Replacement of existing concrete tiled slope roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m*" at 26 Springfield Court, Wicklow Town 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 3, 6, and Class 7 of Schedule 2: Part 1 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

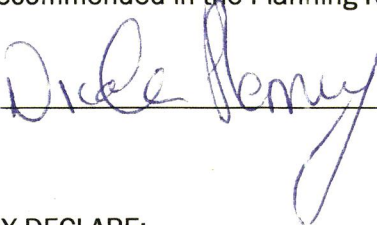
- (i) Installation of 100mm thick external insulation and smooth render to external elevations of the house and replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m are works and therefore development having regard to the definition set out in Section 2 and Section 3(a) of the Planning and Development Act 2000 (as amended).
- (ii) Installation of 100mm thick external insulation and smooth render to **front** external elevation of the house and replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m to the existing dwelling would not be exempted development having regard to the provisions of Section 4(1) (h) of the Planning and Development Act 2000 (as amended), as the works 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.
- (iii) Installation of 100mm thick external insulation and smooth render to **rear and side** external elevations of the house would be exempted development having regard to the provisions of Section 4(1) (h) of the Planning and Development Act 2000 (as amended), as the works either affect only the interior of the structure or 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.

### Recommendation

The Planning Authority considers that:

- 1a. "Installation of 100mm thick external insulation and smooth render to the front external elevation of the house" is development and is **not exempted development** at 26 Springfield Court, Wicklow Town.
- 1b. "Installation of 100mm thick external insulation and smooth render to the rear and side external elevations of the house" is development and is **exempted development** 26 Springfield Court, Wicklow Town.
2. "Replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m" is development and is **not exempted development** at 26 Springfield Court, Wicklow Town.

As recommended in the Planning Reports

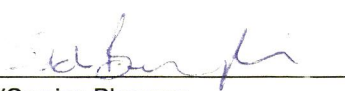
Signed: 

Date: 06/07/2026

### ORDER:

I HEREBY DECLARE:

- 1a. "Installation of 100mm thick external insulation and smooth render to the front external elevation of the house" is development and is **not exempted development** at 26 Springfield Court, Wicklow Town.
- 1b. "Installation of 100mm thick external insulation and smooth render to the rear and side external elevations of the house" is development and is **exempted development** 26 Springfield Court, Wicklow Town.
2. "Replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m" is development and is **not exempted development** at 26 Springfield Court, Wicklow Town.

Signed: 

Date: 7/7/2020

T/Senior Planner

Planning, Economic & Rural Development



**WICKLOW COUNTY COUNCIL  
PLANNING DEPARTMENT**

**Section 5 – Application for declaration of Exemption Certificate**

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**TO:** Edel Bermingham SP  
**FROM:** Michael Woods O'Rourke EP  
**REF:** EX 75/2026  
**DECISION DUE DATE:** 20/07/2026  
**APPLICANT:** KEVIN O'RIORDAN  
**DEVELOPMENT:** EXTERNAL INSULATION/RENDER & REPLACEMENT PORCH CANOPY  
**LOCATION:** 26 SPRINGFIELD COURT, WICKLOW TOWN, A67 E650

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**Figure 1: Site Location**



**Figure 2: View of 26 Springfield Court**

## **Initial Exemption as per Section 5 Application**

Whether or not:

1. Installation of 100mm thick external insulation and smooth render to external elevations of the house.
2. Replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m.

At 26 Springfield Court, Wicklow Town, A67 E650.

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

Having examined the submitted documentation, it is not considered necessary to restate the Section 5 request with additional elements.

## **Relevant Planning History:**

**26/60239** – *extensions and alterations to existing 85.2m<sup>2</sup> dwelling to comprise (1) construction of new 16.3m<sup>2</sup> ground floor mono pitched extension to rear of existing dwelling including 2 roof lights which will incorporate a new kitchen and dining room area in an amended ground floor layout, (2) construction of new 13.9m<sup>2</sup> pitched roof first floor extension to rear and side of existing dwelling including 1 roof light which will incorporate a new study/playroom in an amended first floor layout, (3) alterations and modifications to existing elevations and internal layout and all associated works - final grant 23<sup>rd</sup> June 2026*

**24/60363** - *extensions and alterations to existing 85.2m<sup>2</sup> dwelling to comprise (1) construction of new 16.3m<sup>2</sup> ground floor mono pitched extension to rear of existing dwelling including 2 roof lights which will incorporate a new kitchen and dining room area in an amended ground floor layout, (2) construction of new 6.5m<sup>2</sup> pitched roof first floor extension to rear of existing dwelling which will incorporate a new bedroom in an amended first floor layout, (3) construction of new dormer with flat roof to front and rear of existing dwelling to facilitate conversion of the existing attic space to new 16.4m<sup>2</sup> study/playroom/store, (4) construction of new high level window to gable wall, (5) alterations and modifications to existing elevations and internal layout and all associated works – refused with 1 No. reason 13<sup>th</sup> March 2025.*

## 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 situated, 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 3 Note see Regulations for full Article

(3) In these Regulations, except where the context otherwise requires –

“gross floor space” means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the 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 7**

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

Conditions/Limitations:

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

## **Assessment**

As identified above the query to be addressed is whether or not

1. Installation of 100mm thick external insulation and smooth render to external elevations of the house.
2. Replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m.

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

The subject site is located in the settlement of Wicklow-Rathnew and the townland of Ballynerrin Lower. The site is accessed from Springfield Court (L-56011), which in turn is access from the L-5601 Ballynerrin Road. 26 Springfield Court, the dwelling subject of this Section 5, is a two-storey, two-bay end of terrace dwelling, with render to the rear, side, and ground-floor front elevation and brick to the first floor front elevation. The dwelling is part of a highly uniform terrace with an identical pattern of materials, with a distinctive pattern in this part of Springfield Court of each terrace swapping the materials at ground and first floors on the front elevations (see figure 2 above). Information from Tailte Éireann (landdirect.ie) indicates that 26 Springfield Court is in the ownership of Kevin & Jennifer O'Riordan. No wayleaves are indicated on the site. The residential dwelling is not listed on the Record of Protected Structures, nor is it located within an Architectural Conservation Area. The site is zoned RE 'Existing Residential'. National Monument WI031-057, an enclosure, is c. 900m to the southeast. The dwelling is outside the corresponding zones of notification. The residential dwelling is not considered to be visible from any view or prospect set out in Wicklow County Development Plan 2022-2028. The residential dwelling is located in the 'Urban Areas' Landscape Category. The site is located in Flood Zone C.

## **Environmental Impact Assessment**

Having regard to nature and scale of the development there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

## **Appropriate Assessment**

The application site is located c. 1.2km west of the Murrough SPA/The Murrough Wetlands SAC. There is a watercourse c. 270m to the northeast of the site (a small tributary of the Marlton stream) that leads to the Murrough SPA/The Murrough Wetlands SAC, however the site falls to the north with intervening lands developed for housing such that a source-receptor pathway is unlikely. Having regard to the nature and scale of the proposed development, it is not considered that the proposed development would give rise to any adverse impacts on the qualifying interests and conservation objectives of the Murrough SPA/The Murrough Wetlands SAC or any other natura sites and therefore the proposed development would not necessitate the carrying out of an Appropriate Assessment in accordance with the requirements of Article 6(3) of the EU Habitats Directive.

It is necessary to consider in turn whether each element of the Section 5 request is or is not a) development and b) exempted development.

## **Article 9 of the Planning and Development Regulations 2001 (as amended)**

It is not considered that the provisions of Article 9 are relevant in this case.

Element (1):

*'Installation of 100mm thick external insulation and smooth render to external elevations of the house.'*

- (a) This element would consist of acts of alteration/construction and would therefore constitute 'works' as defined under Section 2 of the Planning and Development Act 2000 (as amended). As the carrying out of works constitutes development under Section 3(1)(a) of the said Act, it is **therefore considered that this element is development.**
- (b) There is no specific exemption set out in the Act or Regulations in relation to external insulation. Therefore, the relevant exemption in respect to this element is Section 4(1)(h) of the Planning and Development Act 2000 (as amended). This exemption requires that the development consist 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.

This element is for the alteration/improvement of the structure of the dwelling and would affect the external appearance of the structure. It must be determined whether this affect would render the appearance of the structure inconsistent with the character of the structure or of the neighbouring structure. There are a number of recent decisions by An Coimisiún Pleanála that provide a precedent in this case:

ACP Reg. Ref. RL05E.RL3545 – Aileach Road, Buncrana, Co. Donegal.

ACP Reg. Ref. 301692-18 – Cabra Road, Dublin.

ACP Reg. Ref. 307701-20 – 7 Shanganagh Terrace, Killiney, Co. Dublin.

Though the details of each case differ, in all cases it was determined that the covering of brickwork on front elevations by rendered external alteration materially affected the external appearance of the structures so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. This was determined similarly for both detached and semi-detached dwellings. ACP Reg. Ref. 307701-20 is the most relevant in this case as it concerns a typical suburban dwelling with little heritage value.

Due to the highly uniform terraced nature of the subject dwelling, and the clear pattern of materiality evident across the terrace, it is considered that the installation of external insulation and smooth render to the front elevation would render the appearance inconsistent with the character of the structure and of neighbouring structures, and therefore does not meet the definition of this exemption.

However, noting that the side and rear elevations of the subject dwelling are entirely rendered, with no brick decorative elements, and considering the reduced visibility of these elevations in relation to the rest of the terrace, it is considered that the installation of external insulation and smooth render to these elevations would **not** render the appearance inconsistent with the character of the structure and of neighbouring structures, and therefore is exempted development.

Based on the documents submitted, it can be determined that Element (1a) (to front elevation) **does not** constitute exempted development, and Element (1b) (to side and rear elevations) **does** constitute exempted development.

Element (2):

*'Replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m'*

- (a) This element would consist of acts of demolition/alteration/construction and would therefore constitute 'works' as defined under Section 2 of the Planning and Development Act 2000 (as amended). As the carrying out of works constitutes development under Section 3(1)(a) of the said Act, it is **therefore considered that this element is development**.
- (b) There is no specific exemption set out in the Act or Regulations in relation to door canopies. While Class 7 of Part Schedule 2: Part 1 of the Planning and Development Regulations 2001 (as amended) may be relevant, it is clear from the associated limitations that this is in relation to enclosed porches with a discernible floor area as opposed to a protruding canopy. Therefore, the relevant exemption in respect to this element is Section 4(1)(h) of the Planning and Development Act 2000 (as amended). This exemption requires that the development consist 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.

In this case, the replacement porch canopy would be Grey Zinc-clad flat rectangular structure, replacing a tiled dormer/pitched canopy with curved supports. As external works, this does affect the external appearance of the structure. In relation to the character of the structure, the effect would be marginal considering the relatively recent construction of the structure, to the degree that it may not be a material effect. However, in this case the effect on neighbouring structures may be the more prominent impact. Noting the highly uniform nature of the terrace, which has identical porch canopies, and the change in material and form of the proposed canopy, it is determined that the proposed canopy affects the external appearance of the structure so as to render the appearance inconsistent with the character of neighbouring structures. Therefore, this element does not meet the definition of this exemption.

Based on the documents submitted, it can be determined that Element (2) **does not** constitute exempted development.

### **Recommendation:**

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

1. Installation of 100mm thick external insulation and smooth render to external elevations of the house.
2. Replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m.

At 26 Springfield Court, Wicklow Town, A67 E650.

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

The Planning Authority consider that the

- 1a. Installation of 100mm thick external insulation and smooth render to the **front** external elevation of the house **is** development and **is not** exempted development.
- 1b. Installation of 100mm thick external insulation and smooth render to the **rear** and **side** external elevations of the house **is** development and **is** exempted development.
2. Replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m **is** development and **is not** exempted development

At 26 Springfield Court, Wicklow Town, A67 E650.

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 3, 6, and Class 7 of Schedule 2: Part 1 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- (i) Installation of 100mm thick external insulation and smooth render to external elevations of the house and replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m are works and therefore development having regard to the definition set out in Section 2 and Section 3(a) of the Planning and Development Act 2000 (as amended).
- (ii) Installation of 100mm thick external insulation and smooth render to **front** external elevation of the house and replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m to the existing dwelling would **not** be exempted development having regard to the provisions of Section 4(1) (h) of the Planning and Development Act 2000 (as amended), as the works 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.
- (iii) Installation of 100mm thick external insulation and smooth render to **rear** and **side** external elevations of the house would be exempted development having regard to the provisions of Section 4(1) (h) of the Planning and Development Act 2000 (as amended), as the works either affect only the interior of the structure or 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.

*Michael Woods O'Rourke*

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Michael Woods O'Rourke EP

03/07/26

*Michael Woods O'Rourke*

*TLS*

*8/7/2026*

# **MEMORANDUM**

## **WICKLOW COUNTY COUNCIL**

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**TO: Michael Woods O'Rourke**  
**Executive Planner**

**FROM: Aoife Kinsella**  
**Clerical Officer**

**RE: - EX75/2026 - 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 22/06/2026.

The due date on this declaration is the 20/07/2026.

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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Kevin O'Riordan  
26 Springfield Court  
Wicklow Town  
A67 E650

22<sup>nd</sup> of June 2026

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX75/2026**

A Chara

I wish to acknowledge receipt on 22/06/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 20/07/2026

Mise, le meas

Aoife Kinsella  
Clerical Officer  
Planning, Economic & Rural Development



Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

22/06/2026 15:19:37

Receipt No L1/0/365611

KEVIN O'RIORDAN  
26 SPRINGFIELD COURT  
WICKLOW  
A67 E650

|                        |       |
|------------------------|-------|
| EXEMPTION CERTIFICATES | 80.00 |
| GOODS                  | 80.00 |
| VAT Exempt/Non-vatable |       |

|       |           |
|-------|-----------|
| Total | 80.00 EUR |
|-------|-----------|

|             |       |
|-------------|-------|
| Tendered    |       |
| Credit Card | 80.00 |

|        |      |
|--------|------|
| Change | 0.00 |
|--------|------|

Issued By VANESSA PORTER  
From Customer Service Hub  
Vat reg No 0015233H

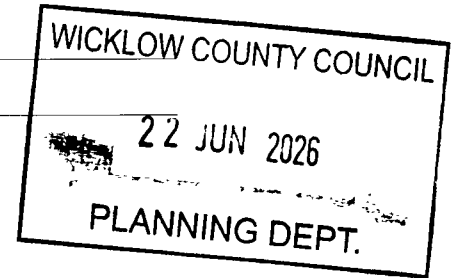


Wicklow County Council  
County Buildings  
Wicklow  
Co Wicklow  
Telephone 0404 20148  
Fax 0404 69462

**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: Kevin O'Riordan  
Address of applicant: 26 Springfield Court, Wicklow Town, A67E650

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 : n/a

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

**3. Declaration Details**

- i. Location of Development subject of Declaration  
26 Springfield Court, Wicklow Town, A67E650

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 \_\_\_\_\_  
\_\_\_\_\_

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

I seek a Section 5 Declaration on whether each of the below items is considered development and, if so, whether is considered exempted development:

(1) Installation of 100mm thick external insulation and smooth render to external elevations of the house

(2) Replacement of existing concrete tiled sloped roof porch canopy with zinc clad flat roof porch canopy of plan dimensions not exceeding 2m x 1m

The house is not a protected structure and is not located within an Architectural Conservation Area (ACA).

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), which relates to exempted development for works 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.

Article 6 and Schedule 2, Part 1, Class 7 of the Planning and Development Regulations 2001 (as amended), which relates to exempted development for the construction or erection of a porch outside any external door of a house.

It is also noted that the proposed external insulation works are supported by Appendix 1 of the Wicklow County Development Plan 2022-2028 which supports energy efficient in building design, which includes high quality insulation to minimise heat loss.

- 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  
PL301 R0 SITE LOCATION MAP  
PL302 R0 EXISTING AND PROPOSED ELEVATIONS
- viii. Fee of € 80 Attached ? Yes

Signed : Kei O'Hall Dated : 21/06/2026

**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.

# Planning Pack Map



**Tailte  
Éireann**

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ITM 730709,693183

**PUBLISHED:** 11/03/2026  
**ORDER NO.:** 50523519\_1

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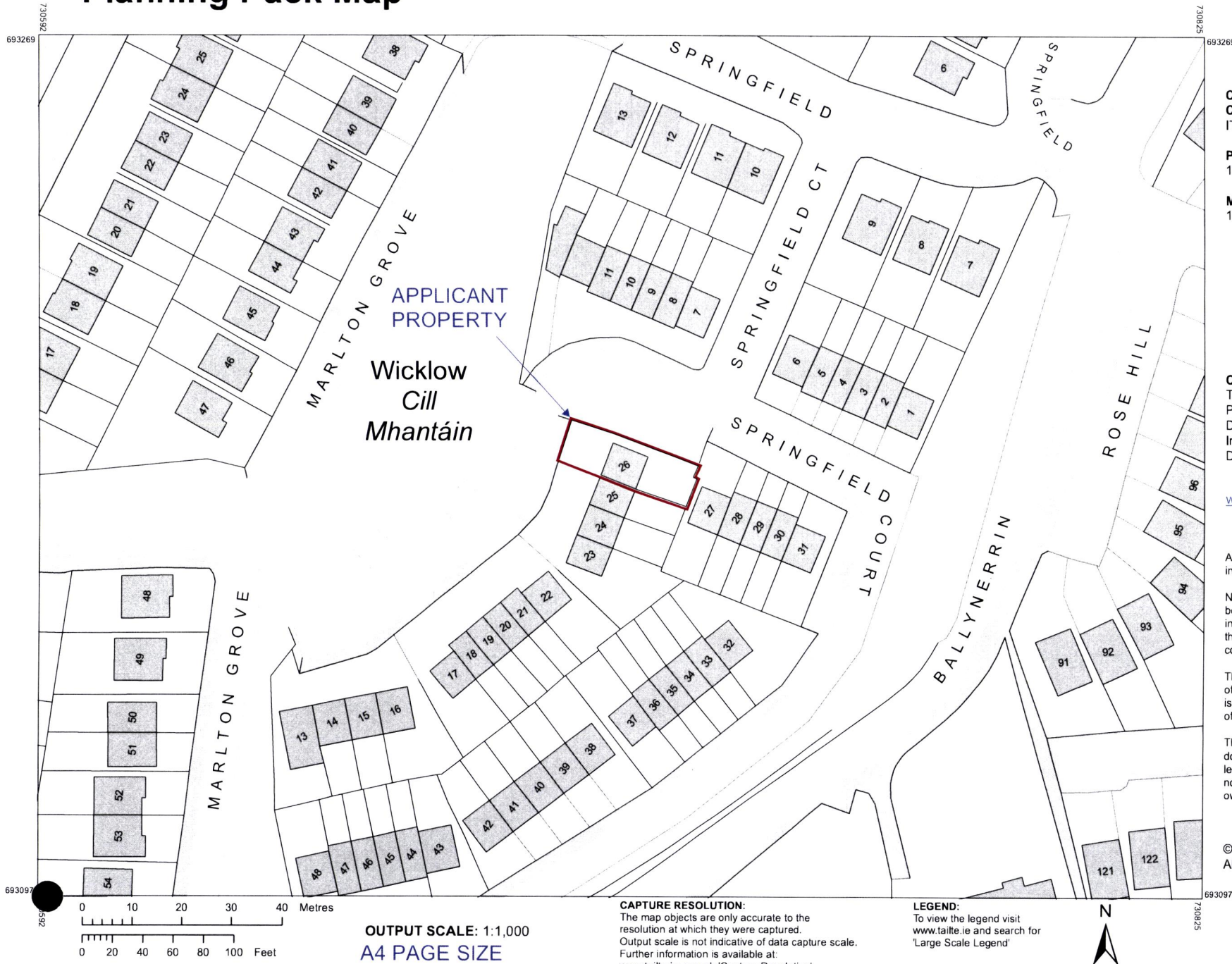
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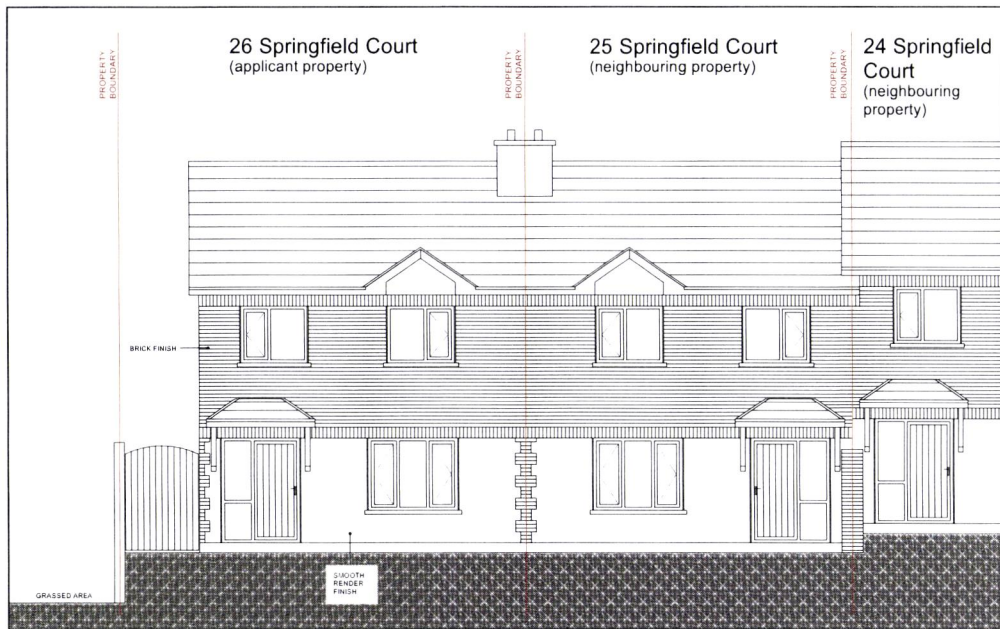
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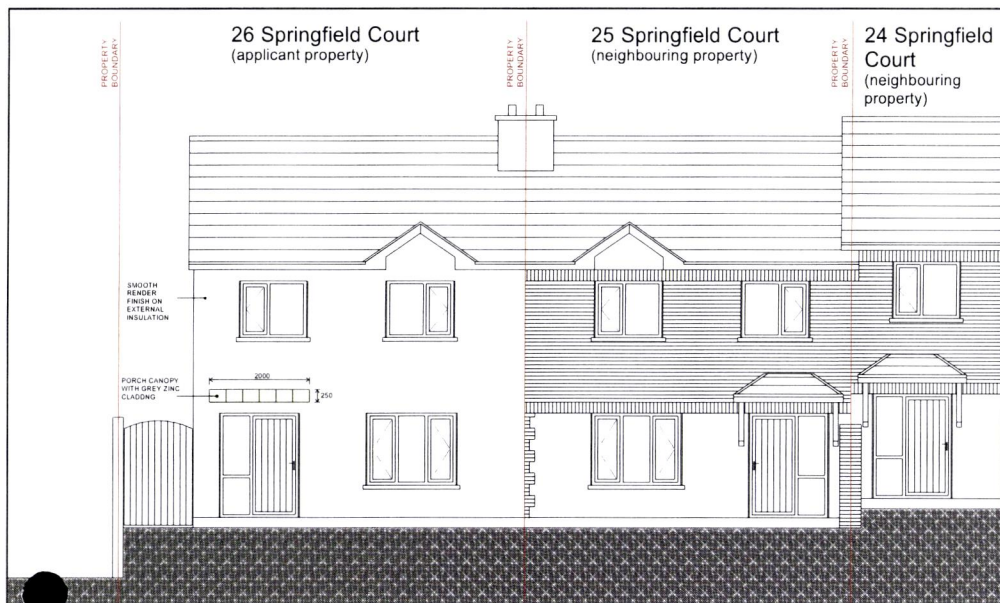
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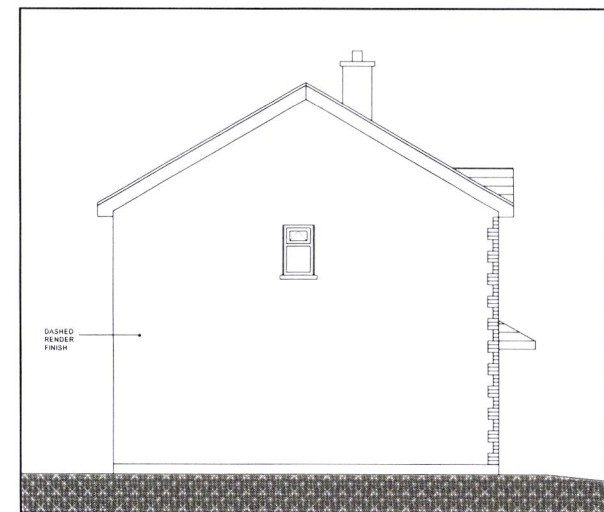
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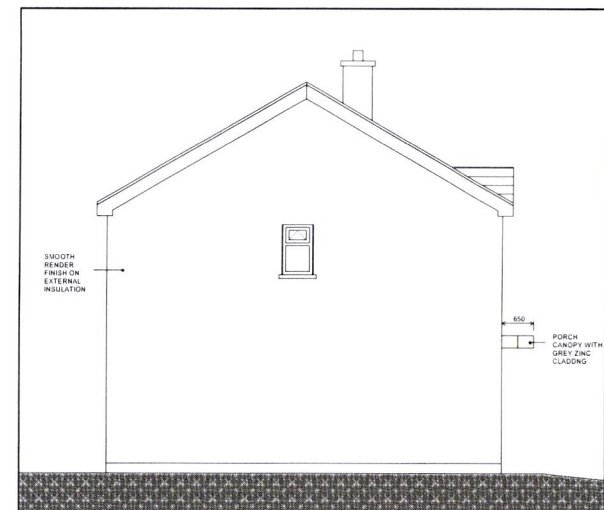
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING END ELEVATION



PROPOSED END ELEVATION

|                                         |                  |
|-----------------------------------------|------------------|
| PROJECT: 26 SPRINGFIELD COURT, WICKLOW  |                  |
| SHEET: EXISTING AND PROPOSED ELEVATIONS |                  |
| SCALE: 1:100 @ A3                       | DATE: JUN 2026   |
| DRAWN: K. O'RIORDAN                     | DRG NO. PL302-R0 |