

WICKLOW COUNTY COUNCIL

**PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5**

Director of Services Order No: 520/2023

Reference Number: EX 20/2023

Name of Applicant: Alison Kiernan

Nature of Application: Section 5 Referral as to whether "Part of vacant home grant proposing to extend existing building by less than 40m² at Main Street, Blessington, W91 A317" is or is not exempted development.

Location of Subject Site: Main Street, Blessington, W91 A317

Report from Billy Slater GP & Edel Bermingham SEP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "Part of vacant home grant proposing to extend existing building by less than 40m² at Main Street, Blessington, W91 A317" is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

- i. The details submitted on 14/03/2023;
- ii. Sections 2, 3, & 4 of the Planning and Development Act 2000 (as amended);
- iii. Articles 6 & 9 of the Planning & Development Regulations 2001 (as amended);
- iv. Schedule 2, Pt.1 Class 1 of the Planning & Development Regulations 2001 (as amended).
- v. PRR 21/928.

Main Reasons with respect to Section 5 Declaration:

- The provision of an extension is works and therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- The extension would come within the description and limitations as set out under Schedule 2, Part 1, Class 1, of the Planning and Development Regulations 2001 (as amended) and is therefore exempted development.

Recommendation

The Planning Authority considers that "Part of vacant home grant proposing to extend existing building by less than 40m2 at Main Street, Blessington, W91 A317" is development and is exempted development as recommended in the planning reports.

Signed  Dated 21st day of March 2023

ORDER:

That a declaration to issue stating:

That "Part of vacant home grant proposing to extend existing building by less than 40m2 at Main Street, Blessington, W91 A317" is development and is exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: 
Director of Services
Planning Development & Environment

Dated 21 day of March 2023



Comhairle Contae Chill Mhantáin Wicklow County Council

**Forbairt Pleanála agus Comhshaol
Planning Development and Environment**

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

Alison Kiernan

21st March 2023

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended)

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000 in respect of the following:

Exemption Ref No: EX 20/2023

Applicant: Alison Kiernan

Nature of Application: Part of vacant home grant proposing to extend existing building by less than 40m² at Main Street, Blessington, W91 A317

Location: Main Street, Blessington, W91 A317

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Bord 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,

**ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.**



COMHAIRLE CONTAE CHILL MCHANTÁIN Wicklow County Council

**Forbairt Pleanála agus Comhshaol
Planning Development and Environment**

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Suíomh / Website: www.wicklow.ie

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

Applicant: Alison Kiernan

Location: Main Street, Blessington, W91 A317

DIRECTOR OF SERVICES ORDER NO 520/2023

A question has arisen as to whether "Part of vacant home grant proposing to extend existing building by less than 40m² at Main Street, Blessington, W91 A317" is or is not exempted development.

Having regard to:

- i. The details submitted on 14/03/2023;
- ii. Sections 2, 3, & 4 of the Planning and Development Act 2000 (as amended);
- iii. Articles 6 & 9 of the Planning & Development Regulations 2001 (as amended);
- iv. Schedule 2, Pt.1 Class 1 of the Planning & Development Regulations 2001 (as amended).
- v. PRR 21/928.

Main Reasons with respect to Section 5 Declaration:

- The provision of an extension is works and therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- The extension would come within the description and limitations as set out under Schedule 2, Part 1, Class 1, of the Planning and Development Regulations 2001 (as amended) and is therefore exempted development.

The Planning Authority considers that "Part of vacant home grant proposing to extend existing building by less than 40m² at Main Street, Blessington, W91 A317" is development and is exempted development.

Signed: 

**ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT**

Dated 21st March 2023



**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

To: Fergal Keogh S.E / Suzanne White S.E.P. / Edel Bermingham S.E.P.
From: Billy Slater G.P.
Type: Section 5 Application
REF: EX 20/2023
Applicant: Alison Kiernan
Date of Application: 14/03/2023
Decision Due Date: 10/04/2023
Address: Main Street, Blessington, Co. Wicklow, W91 A317
Exemption Query: Part of vacant home grant proposing to extend existing building by less than 40m2.

Application Site: The application site is a mid-terrace two-story dwelling located in on Blessington Main Street.

Google Maps Image



Site Image



Section 5 Referral

From examining the submitted particulars, it is noted that the section 5 query should be re-worded as follows,

- *Construction of a 37.1sqm single storey extension to the rear of an existing dwelling, at Main Street, Blessington, Co. Wicklow W91 A317*

Relevant Planning History:

Ref	21/928
Applicant	Alison Kiernan
Development	Change of use from current office use back to the original use as a residential dwelling and all associated site development works.
Decision	Grant

It is noted that the dwelling is located within the Blessington Architectural Conservation Area.

Question:

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

- *Construction of a 37.1sqm single storey extension to the rear of an existing dwelling, at Main Street, Blessington, Co. Wicklow W91 A317*

is or is not development and is or is not exempted development:

Legislative Context

Planning and Development Act 2000 (as amended)

Section 2(1) of the Act states the following in respect of the following:

“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

“works” includes Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...”

Section 3(1) of the Act states the following in respect of ‘development’:

“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 sets out the types of works that while considered ‘development’, can be considered ‘exempted development’ for the purposes of the Act.

Section 4 (1) (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.”

Section 4(2) makes provision for ministerial regulations to set out further exemptions. The 2001 Planning Regulations as amended derive from this section and designate further works as being exempted development for the purposes of the act.

Planning and Development Regulations 2001(as amended)

Article 6 (1):

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

Article 9 (1):

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–

- (i) Contravene a condition attached to a permission under Act or be inconsistent with any use specified in a permission under the Act,*
- (ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,*
- (iii) Endanger public safety by reason of traffic hazard or obstruction of road users,*
- (xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area,*

Schedule 2, Pt.1 Class 1 of the Planning and Development Regulations 2001 (as amended) states that the following constitutes exempted development:

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

The conditions and limitations include:

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

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

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

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

(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of

any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

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

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

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

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

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

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

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

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

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

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

Details submitted in support of the application

Existing structures GFA	169.605sqm
Proposed extension GFA	37.1sqm
Total GFA	206.705sqm
Private open space retained	155sqm

Applicant states that the dwelling has not been previously extended and has submitted historic mapping (25inch 1888-1913) in which the footprint of the dwelling (Approx. 100sqm) is shown as same.

Assessment:

The subject site measures c.0.03ha in size and is located within the town centre of the level 3 settlement of Blessington. The existing dwelling is a two story mid terrace located upon Blessington's Main Street. It is proposed to extend the existing dwelling via the construction of a single story flat-roofed extension to the rear of the existing dwelling. The plans state the gross floor area of the proposed extension to be 37.1sqm.

The Section 5 declaration application seeks an answer with respect to the following question: Whether or not the '*Construction of a 37.1sqm single storey extension to the rear of an existing dwelling, at Main Street, Blessington, Co. Wicklow W91 A317*', is or is not exempted development.

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

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

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

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

I am satisfied that the proposal would involve *works* to the existing structure and therefore the proposal does constitute development.

The second stage of the assessment is to determine whether or not the proposed works would be exempted development under the Planning and Development Act 2000 (as amended) or it's associated Regulations. Schedule 2, Pt.1 Class 1 of the Planning and Development Regulations 2001 (as amended) states that the following constitutes exempted development:

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

Relevant Schedule 2, Pt.1 Class 1 Checklist

<i>Is the extension to the rear?</i>	<i>Yes</i>
<i>Was the house extended previously?</i>	<i>No</i>
<i>Would the extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, exceed 40 square metres.</i>	<i>No</i>
<i>Would the height of the walls of the extension exceed the height of the rear wall of the house?</i>	<i>No</i>

<i>Is the roof flat and does the height of the highest part of the roof of the extension exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, exceed the height of the highest part of the roof of the dwelling.?</i>	<i>The roof is flat in nature. The roof of the extension would not exceed the height of the eaves or parapet.</i>
<i>Is any part of the extension above ground floor and would its distance be less than 2 metres from any party boundary.</i>	<i>No. The extension is single storey</i>
<i>Would the construction or erection of the extension to the rear of the house reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.</i>	<i>No, the private open would not be reduced to less than 25sqm.</i>
<i>Would the window proposed at ground level in the extension be less than 1 metre from the boundary it faces?</i>	<i>No, the window in the rear elevation would be more than 1m from the boundary it faces.</i>
<i>Would the roof of the extension be used as a balcony or roof garden?</i>	<i>No</i>

The proposed works to which article 6 relates shall not be exempted development for the purposes of the Act if the carrying out of such works would contravene with the limitations as set out per **Article 9 (1)**

Part (xii) of Article 9 (1) states that *further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.*

It is noted that no changes are to be made to the structure's front elevation, preserving the original façade of the dwelling. Hence, the proposed development is deemed not to materially affect the character of the Blessington ACA.

Recommendation:

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether or not the proposal for the '*Construction of a 37.1sqm single storey extension to the rear of an existing dwelling, at Main Street, Blessington, Co. Wicklow W91 A317*' is or is not exempted development,

The Planning Authority considers that:

The proposal of the '*Construction of a 37.1sqm single storey extension to the rear of an existing dwelling, at Main Street, Blessington, Co. Wicklow W91 A317*' is development and **is exempted development.**

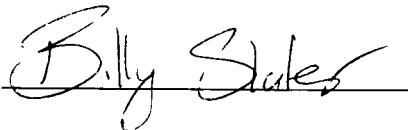
Main Considerations with respect to Section 5 Declaration:

- i. The details submitted on 14/03/2023;
- ii. Sections 2 , 3 , and 4 of the Planning and Development Act 2000 (as amended);

- iii. Articles 6 & 9 of the Planning and Development Regulations 2001 (as amended);
- iv. Schedule 2, Pt.1 Class 1 of the Planning and Development Regulations 2001 (as amended).
- v. PRR 21/928

Main Reasons with respect to Section 5 Declaration:

- The provision of an extension is works and therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- The extension would come within the description and limitations as set out under Schedule 2, Part 1, Class 1, of the Planning and Development Regulations 2001 (as amended) and is therefore ~~excepted~~ ^{exempted} development.



Billy Slater G.P.
20/03/2023

Agreed Su D - PL
21/3/23.

Agreed
BCC
D.S.
21/3/23

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Billy Slater
Graduate Planner

FROM: Crystal White
Assistant Staff Officer

**RE:- EX 20/2023 - Declaration in accordance with Section 5 of the
Planning & Development Acts 2000 (as amended)
Part of vacant home grant proposing to extend existing building by less
than 40m2 at Main Street, Blessington, W91 A317**

I enclose herewith for your attention application for Section 5 Declaration
received 14th of March 2023.

The due date on this declaration is the 10th of April 2023.



Senior Staff Officer
Planning Development & Environment



Comhairle Contae Chill Mhantáin Wicklow County Council

**Forbairt Pleanála agus Comhshaol
Planning Development and Environment**

Áras An Chontae / County Buildings
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14/03/2023

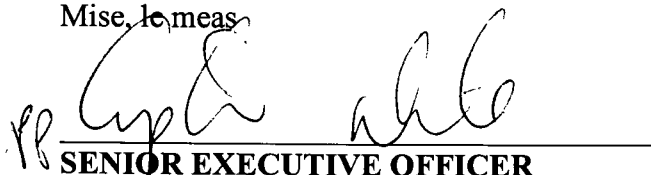
Alison Kiernan

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). Ex 20/2023
Part of vacant home grant proposing to extend existing building by less than 40m² at Main Street, Blessington, W91 A317**

A Chara

I wish to acknowledge receipt on the 14th of March 2023 details supplied by you in respect of the above section 5 application. A decision is due in respect of this application by 10/04/2023.

Mise, le meas,



**SENIOR EXECUTIVE OFFICER
PLANNING DEVELOPMENT AND ENVIRONMENT**

Section 5 Application

Building at Main Street Blessington: Eircode – W91 A317

WICKLOW COUNTY COUNCIL
COLLUSION SERVICE

14 MAR 2023

Dear Sir/Madam,

Please find attached section 5 application for a planning exemption to extend our property by less than 40m2.

The existing building is situated on Main Street Blessington with rear access off the main street via the horse show arch adjoining Centra.

Permission was granted in July 21 for a change of use from an office to residential dwelling under planning reference 21/928.

The change of use did not alter the internal or external layout of the existing building.

We are intending for this residential dwelling to be renovated and turned into our permanent family home. As part of the Vacant Property Refurbishment Grant application we have been requested to confirm that a proposed extension of less than 40m2 is exempt from planning.

We believe our proposal conforms to the criteria set out in Class 1(a) *where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.*

We can also confirm that the private open space remaining after construction will be in excess of 100m2.

By checking/Aligning Historical mapping (1st edition 25 Inch – Dated 1897 - 1913) purchased from ordnance survey Ireland and the more recent OSI maps we have found that the footprint of the existing building has not changed previously which complies with regulations set out in class 1(a). See attached drawing 05 – Planning exemption comparison.

We would be grateful if you could review and confirm that this proposal meets the section 5 criteria.

In support of this request the following drawings are included as part of this section 5 application:

Title	Drawing Size	Scale
01 – Site Location Map	A3	1:1000
02 – Existing Floor Plans & Elevations	A3	1:150
03 – Proposed Floor Plans & Elevations	A3	1:150
04 – Site Layout Map	A3	1:250
05 – Planning exemption comparison	A3	1:1000
OSI Maps	A4	1: 2500 1000

Wicklow County Council

14 MAR 2023

PLANNING DEPT.

Historical Mapping (1 st edition 25 Inch)	A4	1:2500
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If you require any further information, please do not hesitate to contact the undersigned.

A. KIERNAN

Kind Regards

Alison Kiernan

Wicklow County Council
County Buildings
Wicklow
0404-20100

14/03/2023 12 34 13

Receipt No L1/0/310271

***** REPRINT *****

ALISON KIERNAN
(SECTION 5 PLANNING)

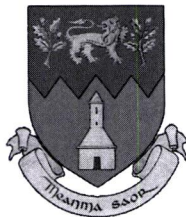
EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total	80 00 EUR
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Tendered	
Credit Card	80 00

Change	0 00
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Fee Received _____

**APPLICATION FORM FOR A
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &
DEVELOPMENT ACTS 2000(AS AMENDED) AS TO WHAT IS OR IS NOT
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

1. Applicant Details

(a) Name of applicant: Alison Kiernan
Address of applicant: _____

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

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) _____

Address of Agent : _____

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

3. Declaration Details

- i. Location of Development subject of Declaration
Main Street Blessington, Blessington, Co.Wicklow, W91A317
- 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, an payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration
As part of our vacant home grant application we have been requested to provide a section 5 declaration for our extension proposal. We are seeking confirmation for what we believe to be an exempted development. As per attached drawings we are proposing to extend the existing building by less than 40m2. From review of the planning regulations, Historical mapping and OS maps we have found that the footprint had never been extended previously therefore we are of the belief that this is an exempted development.
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
Development within the curtilage of a house – Class 1a - Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.
Additional details may be submitted by way of separate submission. ____
See attached drawings for reference

- 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

- 01 – Site location Map
- 02 – Existing Floor plan and Elevations
- 03 – Proposed Floor plan and Elevations
- 04 – Site Layout Map
- 05 – Planning exemption comparison
- Historical Mapping – 1st edition 25 Inch Historic map
- OSI Map

viii. Fee of € 80 Attached ? PAID over Phone by CARD.

Signed : A. KERNAN Dated : 12/03/23

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

Planning Pack Map

CENTRE COORDINATES:
ITM 698047,714261

PUBLISHED: 10/07/2021
ORDER NO.: 50206016_1

MAP SERIES: 1:2,500
MAP SHEETS: 3610-D

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search 'Large Scale Legend'



1st Edition 25 Inch Historic Map

CENTRE COORDINATES:
ITM 698041,714263

PUBLISHED: 22/02/2023
ORDER NO.: 50319382_1

MAP SERIES: 25 Inch Raster
MAP SHEETS: WW005-05
25 Inch Raster WW005-06
25 Inch Raster WW005-09
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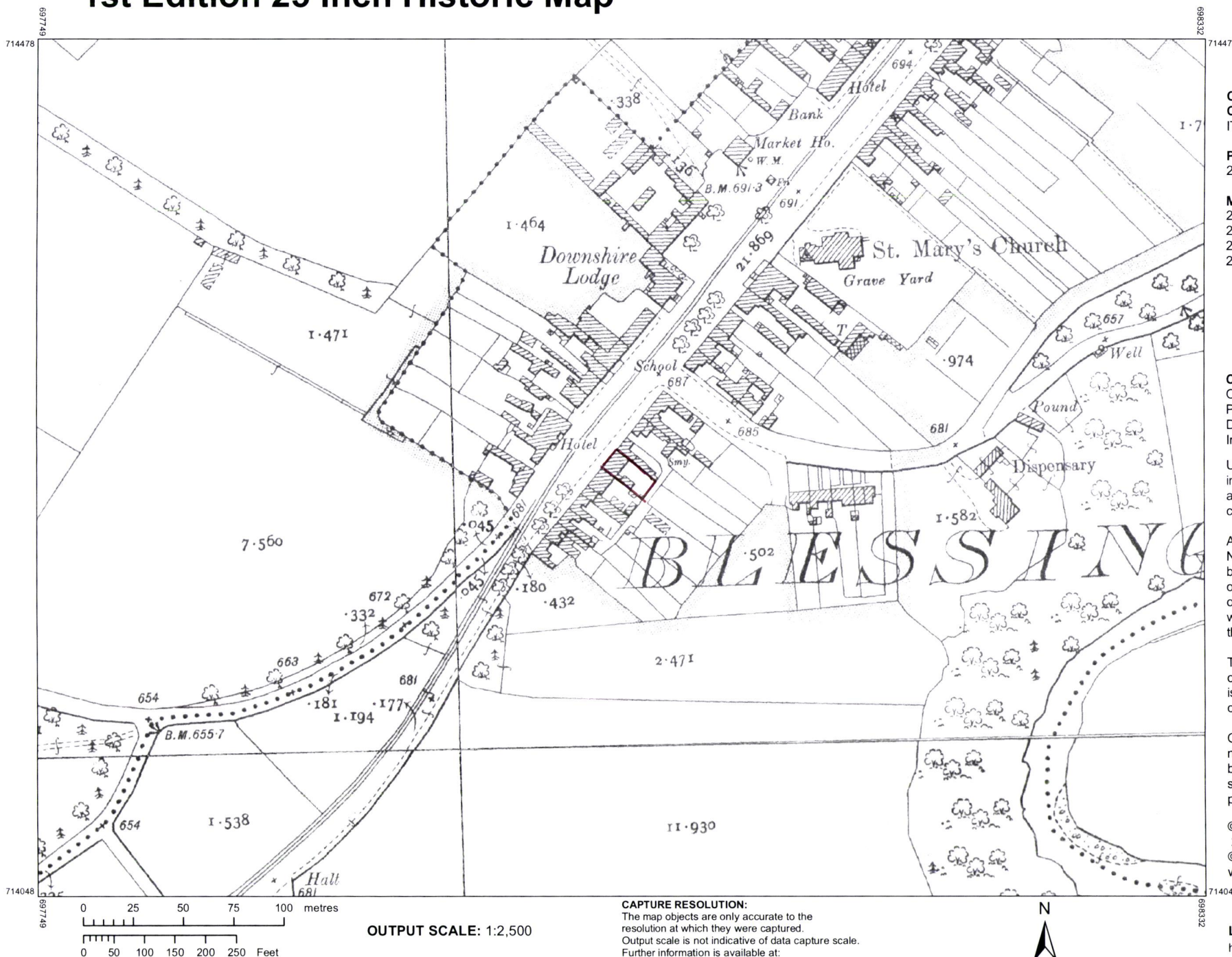
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show ownership of
physical features.

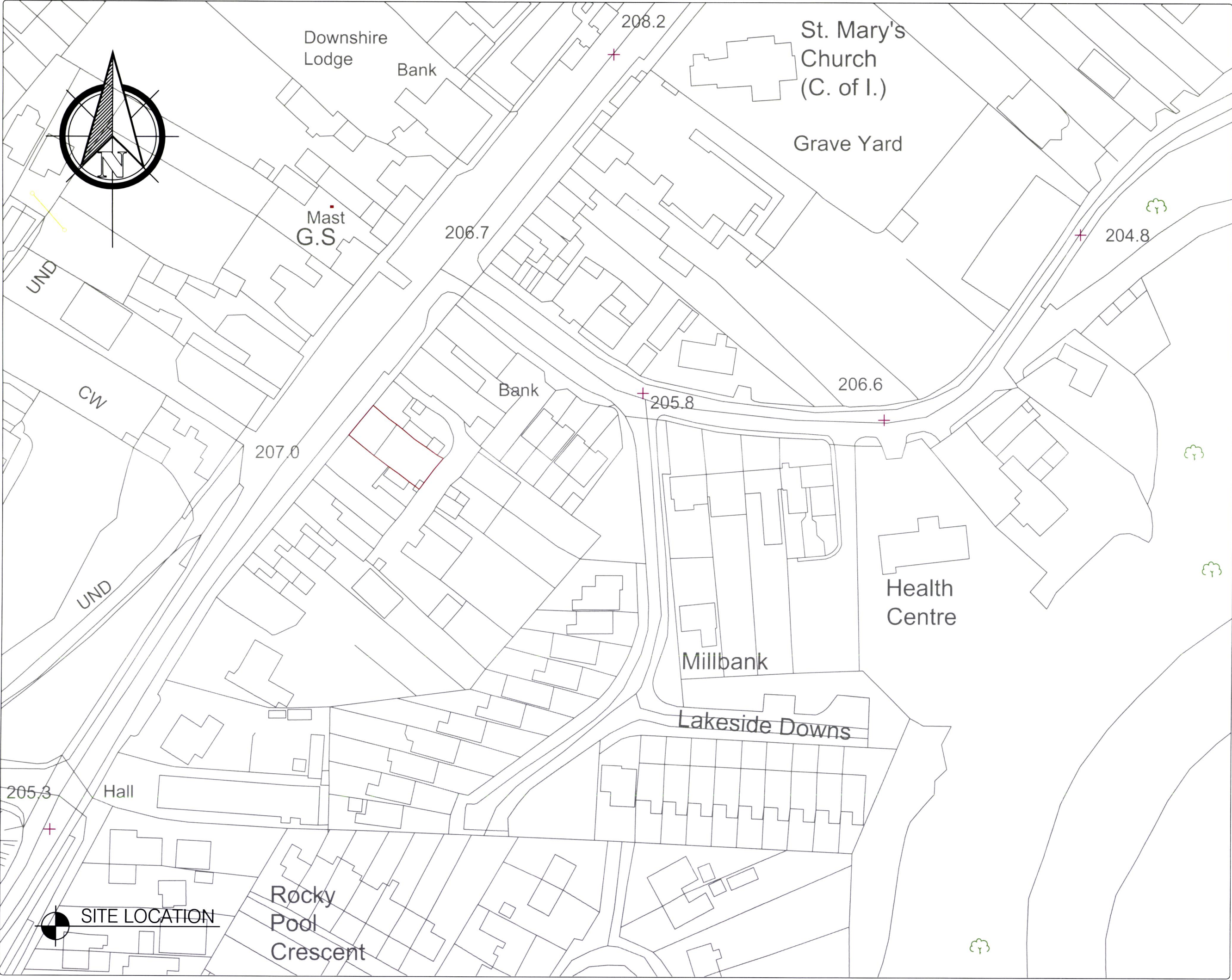
© Suirbhéireacht Ordanáis Éireann,
2023
© Ordnance Survey Ireland, 2023
www.osi.ie/copyright

LEGEND:
<http://www.osi.ie>;
search 'Large Scale Legend'



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
<http://www.osi.ie>; search 'Capture Resolution'



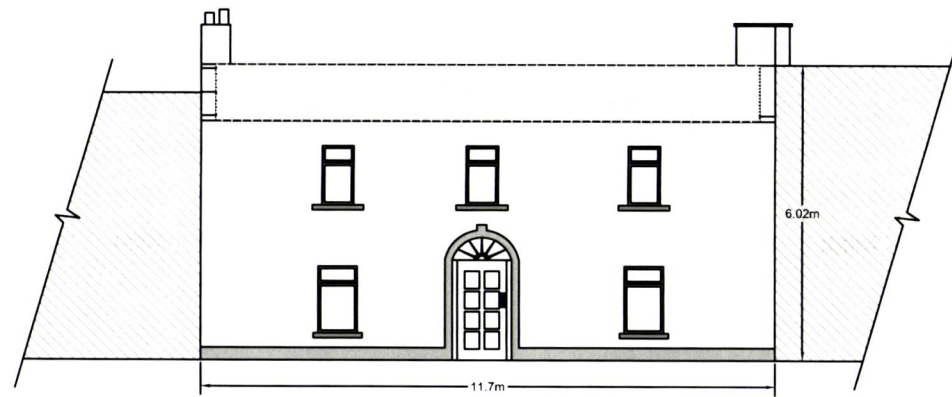
Comments:
Site Location/Boundary



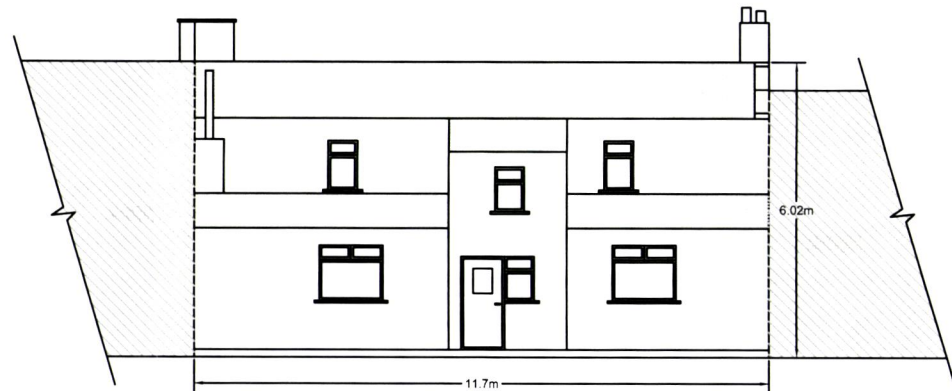
CENTRE
COORDINATES:
ITM 698047.714261
PUBLISHED: 10/07/2021
ORDER NO.: 50206016_1
MAP SERIES: 1:2.500
MAP SHEETS: 3610-D

Location:

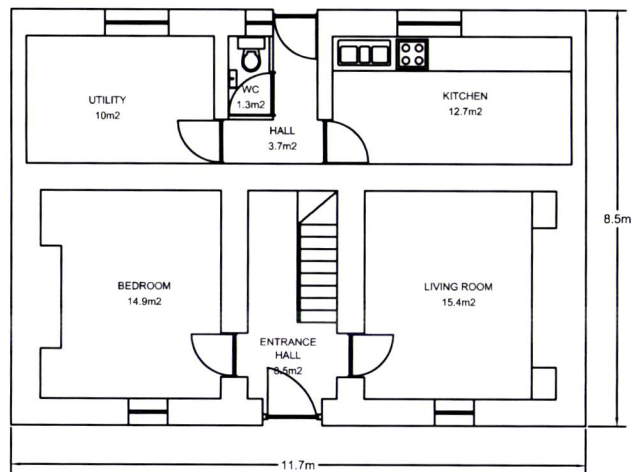
Project: MAIN STREET BLESSINGTON	
Client: Alison Kiernan	
Drawing name: 01 - Site Location Map	
Datum:	Grid System: ITM <input checked="" type="checkbox"/> IG <input type="checkbox"/>
Drawn by: AC	
Date: FEB 2023	Scale: 1:1000



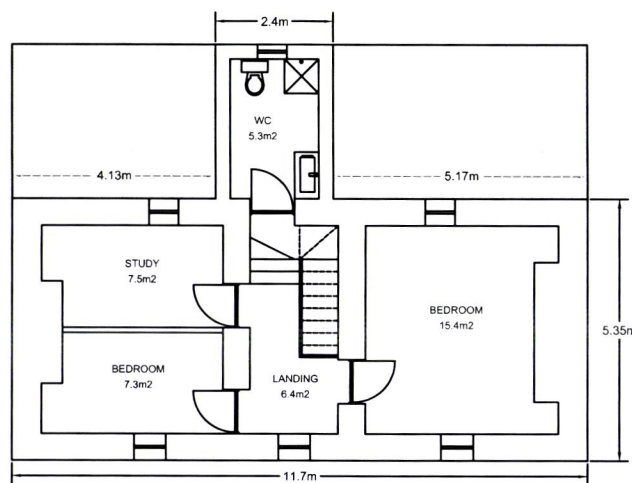
Existing Front Elevation



Existing Rear Elevation

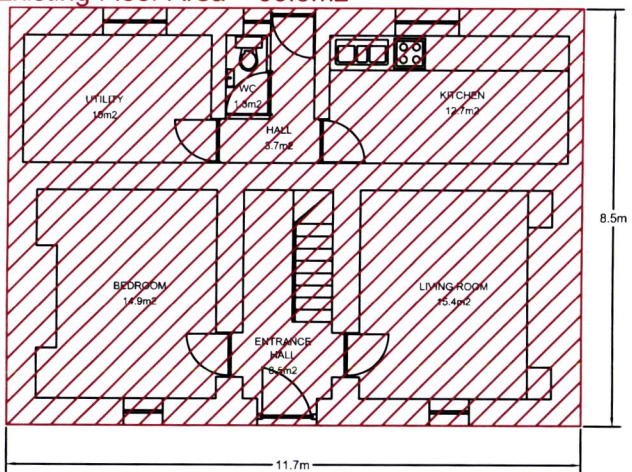


Existing Ground Floor Plan

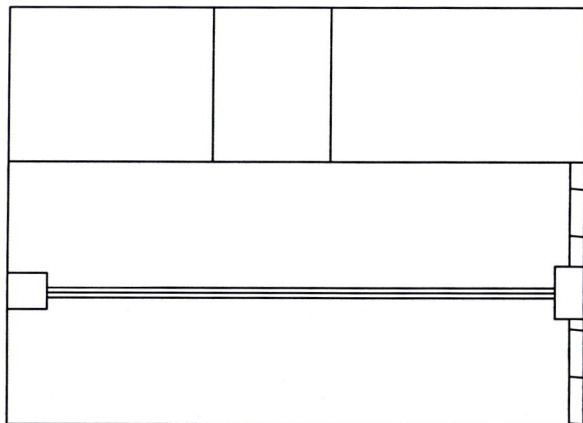


Existing First Floor Plan

Existing Footprint Area = 99.45m²
Existing Floor Area = 66.5m²



Existing Area



Existing Roof Plan

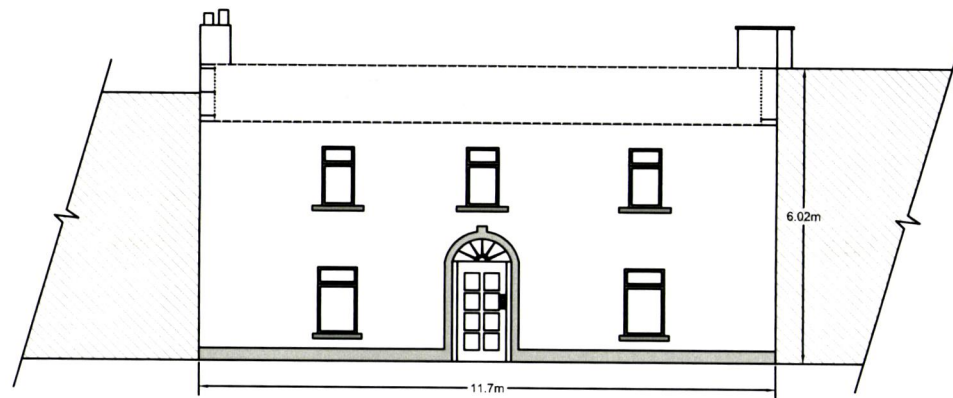


Comments:

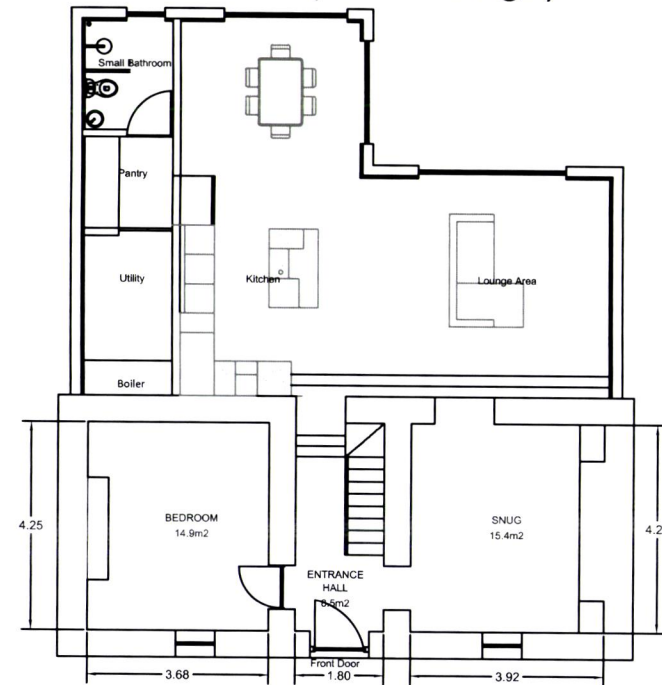
— Site Location/Boundary

Location:

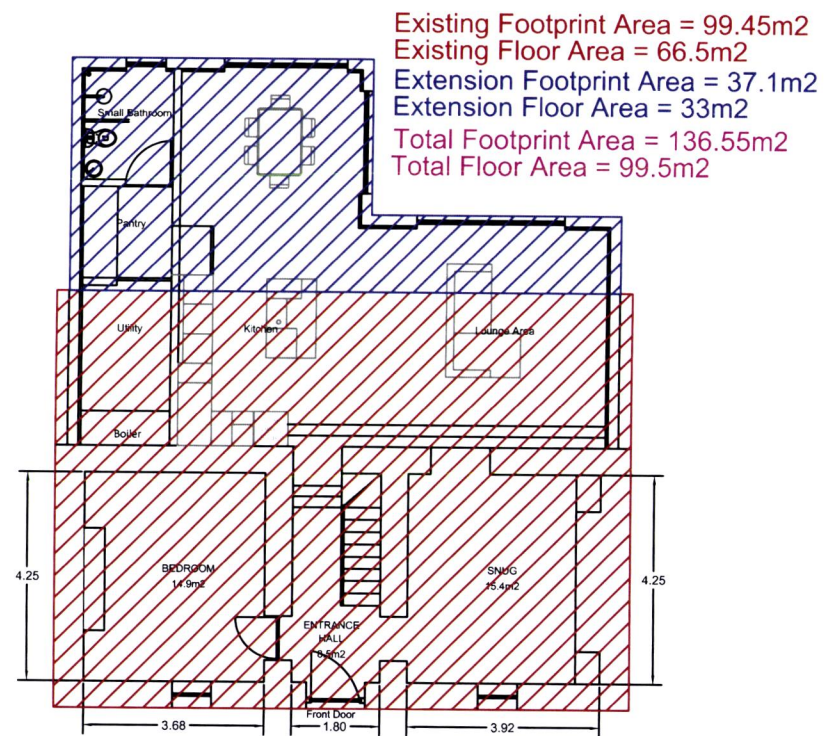
Project:	
MAIN STREET BLESSINGTON	
Client:	
Alison Kiernan	
Drawing name:	
02 - Existing Elevations & Floor Plans	
Datum:	Grid System:
	ITM <input checked="" type="checkbox"/> IG <input type="checkbox"/>
Drawn by:	
AC	
Date:	Scale:
FEB 2023	1:150



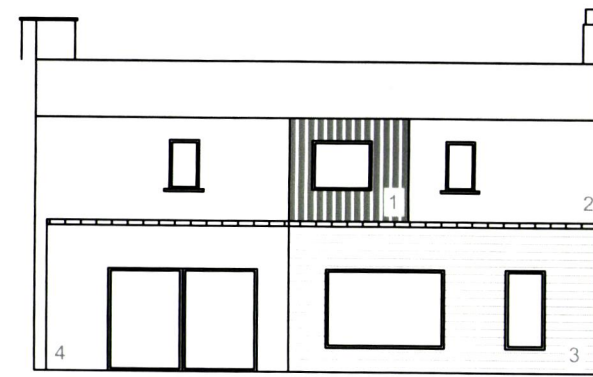
Front Elevation (*No Change)



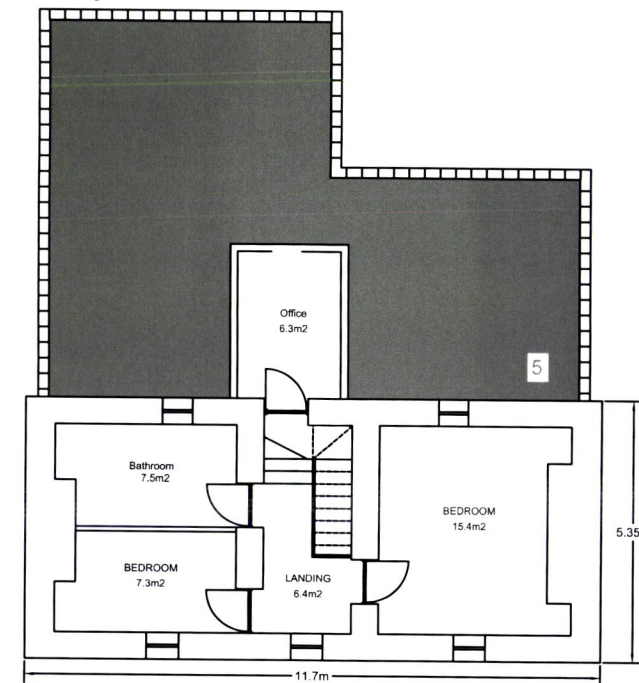
Proposed Ground Floor Plan



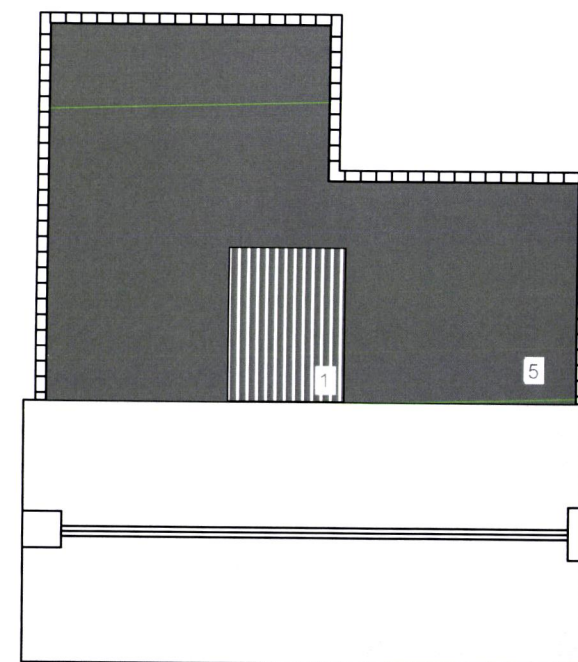
Proposed Area



Proposed Rear Elevation



Proposed First Floor Plan



Proposed Roof Plan



- Comments:
- 1 Site Location/Boundary
 - 2 Standing seam cladding
 - 3 Nap Plaster finish
 - 4 Burnt Oak cladding
 - 5 Nap Plaster finish
 - 6 GRP flat roof

Location:

Project: MAIN STREET BLESSINGTON
 Client: Alison Kiernan
 Drawing name: 03 - Proposed Elevations & Floor Plans
 Datum: Grid System: ITM ☒ IG ☐
 Drawn by: AC
 Date: FEB 2023 Scale: 1:150



Comments:

Site Location/Boundary



CENTRE
COORDINATES:
ITM 698047.714261

PUBLISHED: 10/07/2021 ORDER NO.: 50206016_1

MAP SERIES: 1:2,500 MAP SHEETS: 3610-D

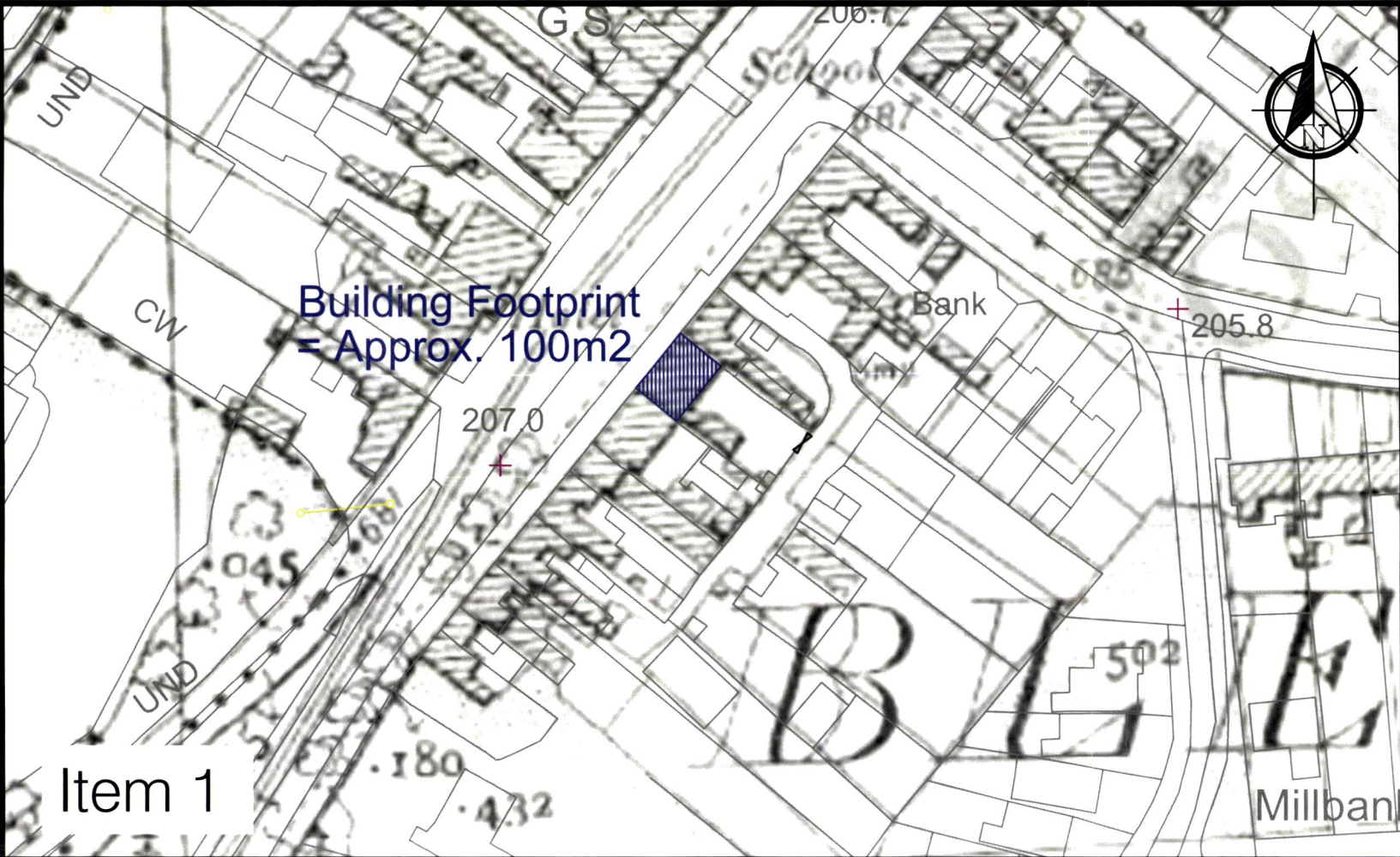
Location:

Project: MAIN STREET BLESSINGTON	
Client: Alison Kiernan	
Drawing name: 04 - Site layout plan	
Datum: ITM <input checked="" type="checkbox"/> IG <input type="checkbox"/>	Grid System:
Drawn by: AC	
Date: FEB 2023	Scale: 1:250

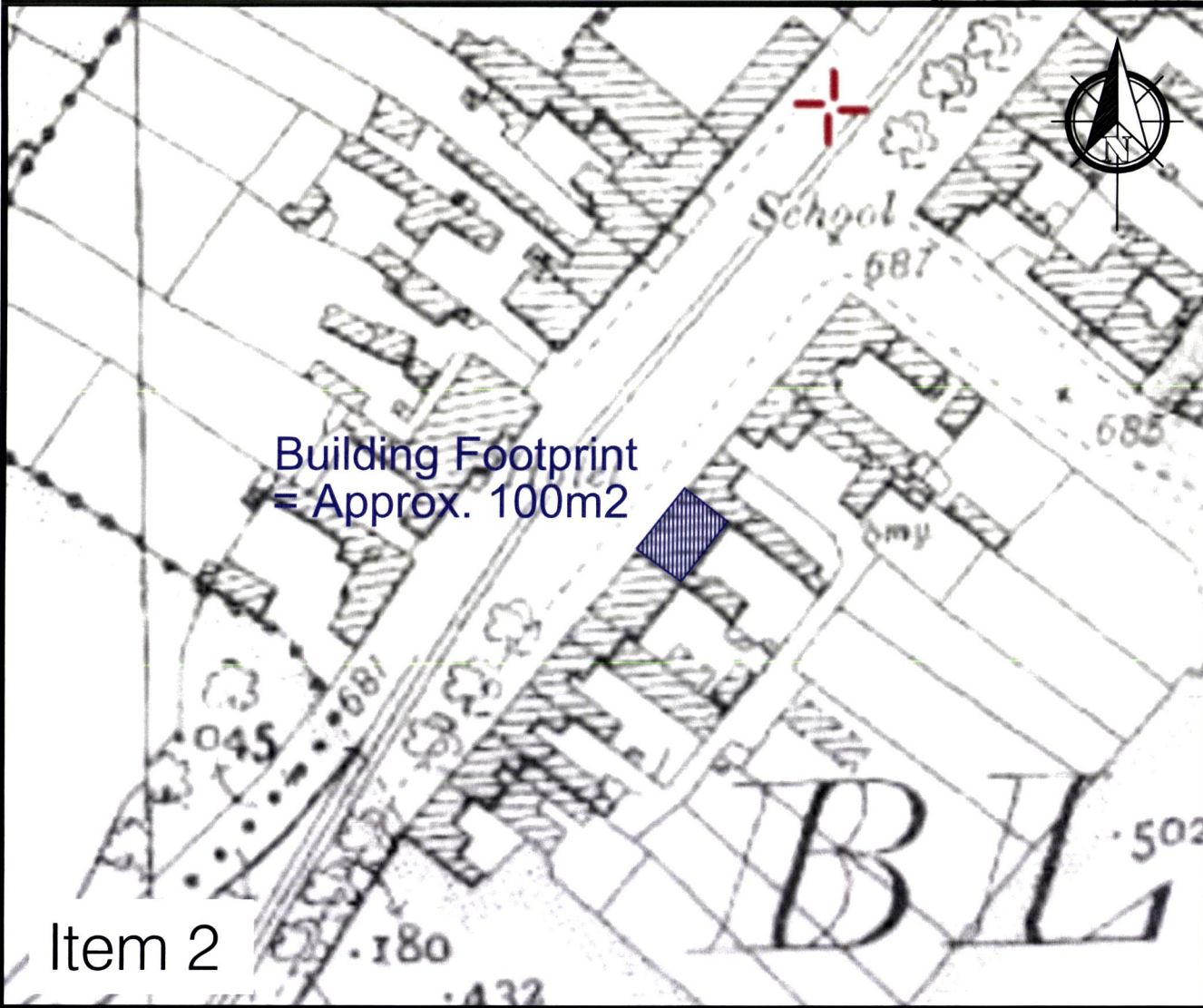
Item 1: OS tile 3610-D and Historical Mapping WW005 - 05/06/09/10. Overlay comparison of building footprint using OS tile and Historical mapping. 1st edition 25 Inch Historic map 1897 - 1913 indicates that footprint of building has remained the same.

Item 2: OS tile 3610-D showing Building footprint

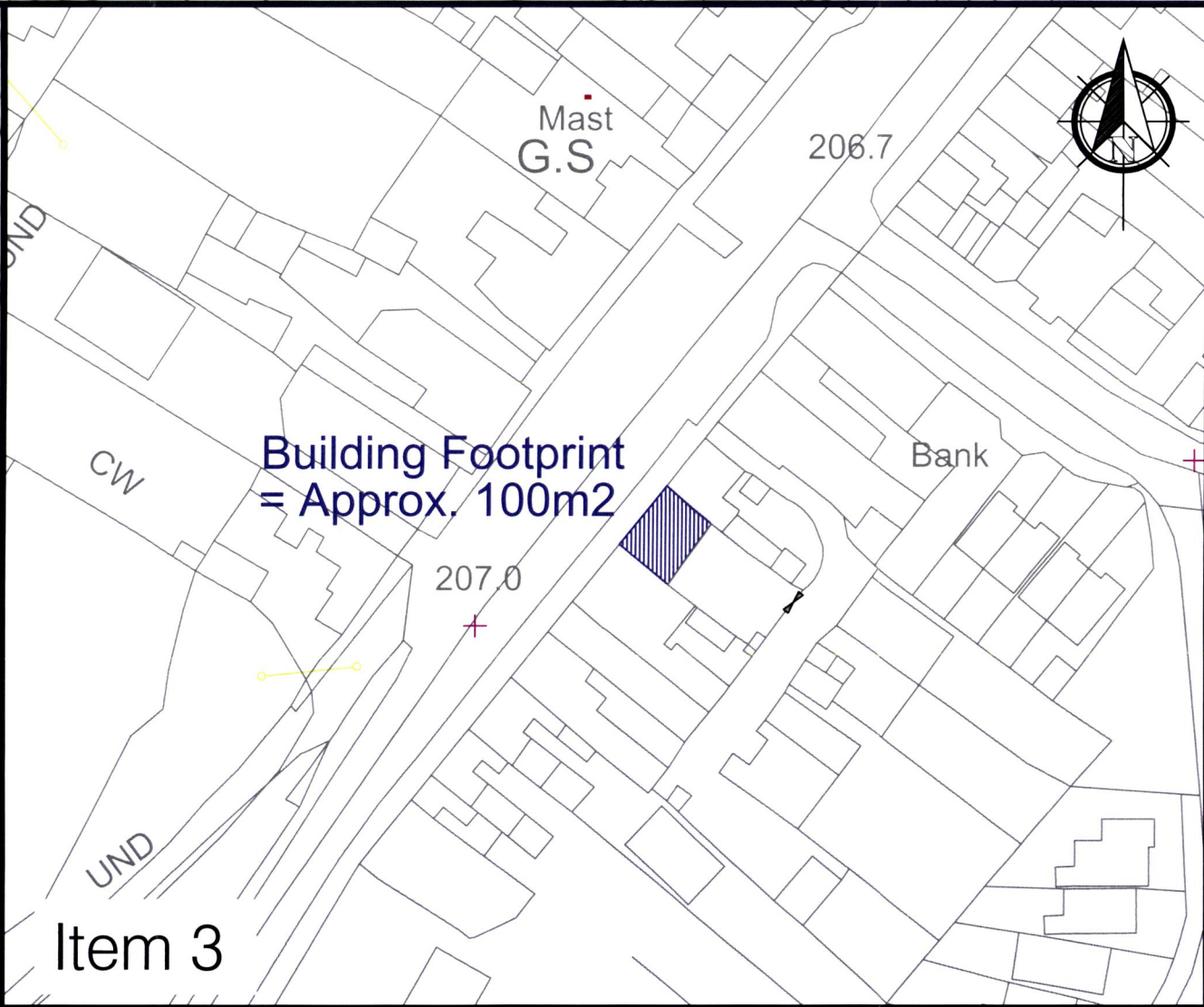
Item 3: Historical Mapping WW005 - 05/06/09/10 showing Building footprint



Item 1



Item 2



Item 3

Comments:
Site Location/Boundary

Ordnance Survey
National Mapping Agency

CENTRE
COORDINATES:
ITM 698047.714261
PUBLISHED: 10/07/2021
ORDER NO.: 50206016_1
MAP SERIES: 1:2,500
MAP SHEETS: 3610-D

Ordnance Survey
National Mapping Agency

CENTRE
COORDINATES:
ITM 698041.714263
PUBLISHED: 22/02/2023
ORDER NO.: 50319382_1
MAP SERIES: 25 Inch Raster
MAP SHEETS: WW005-05, WW005-06, WW005-09, WW005-10

Location:

Project: MAIN STREET BLESSINGTON	
Client: Alison Kiernan	
Drawing name: 05 - Planning exemption comparison	
Datum:	Grid System: ITM <input checked="" type="checkbox"/> IG <input type="checkbox"/>
Drawn by: AC	
Date: FEB 2023	Scale: 1:1000