



**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@wicklowcc](mailto:plandev@wicklowcc)  
Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

**Kelth & Laura Kelly**  
**c/o Aidan Bracken**  
**Clonshanny**  
**Clara**  
**Co. Offaly**

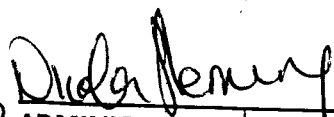
11 July 2023

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX38/2023**

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 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 Mhantáin Wicklow County Council

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

**Applicant:** Keith & Laura Kelly

**Location:** 'Como', Old Bohilla, Kilmacanogue, Co. Wicklow

**CHIEF EXECUTIVE ORDER NO. CE/PDE/1208/2023**

A question has arisen as to whether "A 40sqm single storey flat roof extension to rear" at 'Como', Old Bohilla, Kilmacanogue, Co. Wicklow " is or is not exempted development.

**Having regard to:**

- The details received with this section 5 application (EX38/2023) on the 14<sup>th</sup> June 2023.
- Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended).
- Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended)

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

The proposal for 'a 40sqm single storey flat roof extension to the rear of 'Como', Old Bohilla, Kilmacanogue, Co. Wicklow' as set out in the documents lodged would be development, having regard to Section 3 of the Planning and Development Act 2000 (as amended), and would not be exempted development having regard to the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).

**The Planning Authority considers that "A 40sqm single storey flat roof extension to rear" at 'Como', Old Bohilla, Kilmacanogue, Co. Wicklow is development and is not exempted development.**

Signed:

  
ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT

Dated 11<sup>th</sup> July 2023



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PDE/1208/2023

Reference Number: EX 38/2023

Name of Applicant: Keith & Laura Kelly

Nature of Application: Section 5 Referral as to whether "A 40sqm single storey flat roof extension to rear," is or is not exempted development

Location of Subject Site: 'Como', Old Bohilla, Kilmacanogue, Co. Wicklow

Report from Suzanne White, SEP & Breege Kilkenny, DOS

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "A 40sqm single storey flat roof extension to rear" at 'Como', Old Bohilla, Kilmacanogue, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

- The details received with this section 5 application (EX38/2023) on the 14<sup>th</sup> June 2023.
- Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended).
- Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

The proposal for 'a 40sqm single storey flat roof extension to the rear of 'Como', Old Bohilla, Kilmacanogue, Co. Wicklow' as set out in the documents lodged would be development, having regard to Section 3 of the Planning and Development Act 2000 (as amended), and would not be exempted development having regard to the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).

Recommendation

The Planning Authority considers that "A 40sqm single storey flat roof extension to rear" at 'Como', Old Bohilla, Kilmacanogue, Co. Wicklow " is development and is not exempted development.

Signed

Debbie Quinn

Dated

11<sup>th</sup>

day of July 2023

**ORDER:**

I HEREBY APPROVE that a declaration to issue stating:

That "A 40sqm single storey flat roof extension to rear" at 'Como', Old Bohilla, Kilmacanogue, Co. Wicklow " **is development and is not exempted development** within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: 

**Director of Services**  
**Planning Development & Environment**

Dated 11 day of July 2023



---

**Ref:** EX 38/2023  
**Name:** Keith and Laura Kelly  
**Development:** Rear extension to dwelling  
**Location:** 'Como', Old Bohilla, Kilmacanoge, Co. Wicklow

---

**Application Site:**

**Location:** 'Como', Old Bohilla, Kilmacanoge, Co. Wicklow  
**Description:** The site consists of a detached 2 storey dwelling set within its own grounds and located within the settlement boundary of Kilmacanogue (Level 6 – Small town).

**Site visit:** 06/07/23

**Planning History:**

None identified, although it is noted from aerial photography that the property previously included a single storey rear extension, which has recently been demolished.

**Question:**

The applicants have applied to see whether or not the following is or is not development and is or is not exempted development:

- 1) A 40sqm single storey flat roof extension to the rear of 'Como', Old Bohilla, Kilmacanoge, Co. Wicklow.

**Legislative Context**

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

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

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

**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) is relevant for the purposes of this declaration:

*"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 states:-**

“(1) Subject to Article 9, development of a class specified in column 1 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.

### **Class 1 (Column 1) is defined as:**

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

With Column 2 including the following conditions/limitations:

1. *(a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.*  
*(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.*  
*(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.*
2. *(a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.*  
*(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.*  
*(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.*
3. *Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.*
4. *(a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.*  
*(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the sidewalls 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 Application:**

- Existing and proposed site layout plans and elevations all to scale.
- Application form.
- Supporting letter.

## Assessment

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 its associated Regulations.

Proposed Works: A 40sqm single storey extension to the rear of the development:

Class 1 Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended) provides for the extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house. The existing dwelling is oriented ‘side on’ to the road, with the front entrance located on the southern elevation. The extension would be to the rear (northern side). The submitted floor plan indicates that the entrance to the dwelling is proposed to be moved to the extension and would face south.

During my site visit of the 6<sup>th</sup> July 2023, I observed that construction is underway on site. The shell of the extension is in place. The steps and opening of the original front door on the western elevation were still in situ. The new door opening on the southern elevation had not been brought into use. I therefore consider that, at the present time, the western elevation remains the front of the dwelling.

In relation to the conditions and limitations of Class 1 (outlined above) the following is noted with regard to the proposed development:

- Schedule 2, Part 1, Class 1, of the Planning and Development Regulations 2001(as amended) is relevant
- The house has previously been extended, but that extension has been removed
- The proposed extension is single storey at ground floor level
- Based on observations on site, the height of the walls of the extension do not exceed the height of the rear wall of the house
- Based on observations on site the height of the highest part of the roof of the extension does not exceed the height of the highest part of the roof of the dwelling
- The construction of the extension to the rear of the house does not reduce the area of private open space to less than 25sqm
- No window proposed in the extension is less than 1m from the boundary it faces
- The drawings do not indicate an intention to use the flat roof of the proposed extension as a balcony or roof garden

## Recommendation:

*With respect to the query under Section 5 of the Planning and Development Act 2000, as to:*

Whether or not 'a 40sqm single storey flat roof extension to the rear of 'Como', Old Bohilla, Kilmacanoge, Co. Wicklow' is or is not development, and is or is not exempted development.

## The Planning Authority considers that:

The proposal for 'a 40sqm single storey flat roof extension to the rear of 'Como', Old Bohilla, Kilmacanoge, Co. Wicklow' is development, and is exempted development.

## Main Considerations with respect to Section 5 Declaration:

- The details received with this section 5 application (EX38/2023) on the 14<sup>th</sup> June 2023.
- Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended).
- Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended)

## Main Reasons with respect to Section 5 Declaration:

- 1) The proposal for 'a 40sqm single storey flat roof extension to the rear of 'Como', Old Bohilla, Kilmacanoge, Co. Wicklow' as set out in the documents lodged would be development, having regard to Section 3 of the Planning and Development Act 2000 (as amended), and would be exempted development having regard to the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).



Suzanne White  
Senior Executive Planner  
07/07/23

The report from the  
SEP is noted, however  
having given consideration  
to an observation by the  
SP it is clear that  
as things currently exist  
the extension is to the  
side of the existing  
dwelling and not to the  
'rear'. Therefore the  
development does not fall  
within Class 1. Part  
1 of the P&D Reg  
and is therefore  
'not exempt'  
BKS  
DOS  
11/7/23



## **MEMORANDUM**

### **WICKLOW COUNTY COUNCIL**

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**TO: Suzanne White**  
**Senior Executive Planner**

**FROM: Crystal White**  
**A/Staff Officer**

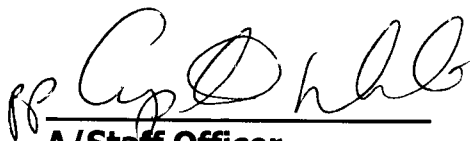
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**RE:- Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended).**

**Ex 38/2023 – Extension to the rear of a dwelling house which is less than 40 m2 floor area Como Old Bohilla Kilmacanogue Co Wicklow**

I enclose herewith for your attention application for Section 5 Declaration received 14<sup>th</sup> June 2023.

The due date on this declaration is 11<sup>th</sup> July 2023.



**A/Staff Officer**  
**Planning Development & Environment**



# Comhairle Contae Chill Mhantáin Wicklow County Council

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Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

16<sup>th</sup> June 2023

Keith & Laura Kelly  
C/O Aidan Bracken  
Clonshanny  
Clara  
Co Offaly

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended).  
Ex 38/2023 – Extension to the rear of a dwelling house which is less than 40 m2 floor area Como Old Bohilla Kilmacanogue Co Wicklow**

A Chara

I wish to acknowledge receipt on 14<sup>th</sup> June 2023 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 11<sup>th</sup> July 2023.

Mise, le meas

Crystal White

**A/STAFF OFFICER**

**PLANNING DEVELOPMENT AND ENVIRONMENT**



Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

14/06/2023 09 42 21

Receipt No L1/0/314589

KEITH & LAURA KELLY  
20 CEDAR WOOD CRESENT  
KILCOOLE  
WICKLOW

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total	80 00 EUR
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Tendered  
Cheque 80 00  
A98R922, KILMACANOGUE

Change	0 00
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Co Wicklow  
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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: Keith & Laura Kelly

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) Aidan Bracken ABBD

Address of Agent : Clonshanny, Clara, Co. Offaly.  
\_\_\_\_\_

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



### 3. Declaration Details

i. Location of Development subject of Declaration 'Como' Old Bohulla  
Kilmacanogue, Co. Wicklow.  
A98 R922

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

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 \_\_\_\_\_

Section 4 - Exempted development  
(extension to the rear of a dwelling house  
which is less than 40m<sup>2</sup> in plan area.  
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) Planning and Development Act 2000  
(as amended)  
Class 1 of Part 1 Schedule 2

Additional details may be submitted by way of separate submission.

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure ( or proposed protected structure) ? NO

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

Drawing NO: 1000 KK Ground Floor (A1)  
Site Location Map 1000 JL  
Site Layout S-01

viii. Fee of € 80 Attached ? Attached

Signed :



Dated :

30<sup>th</sup> May 2023

**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

**CENTRE COORDINATES:**  
ITM 724831.714693

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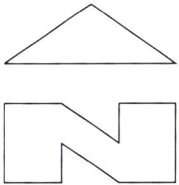
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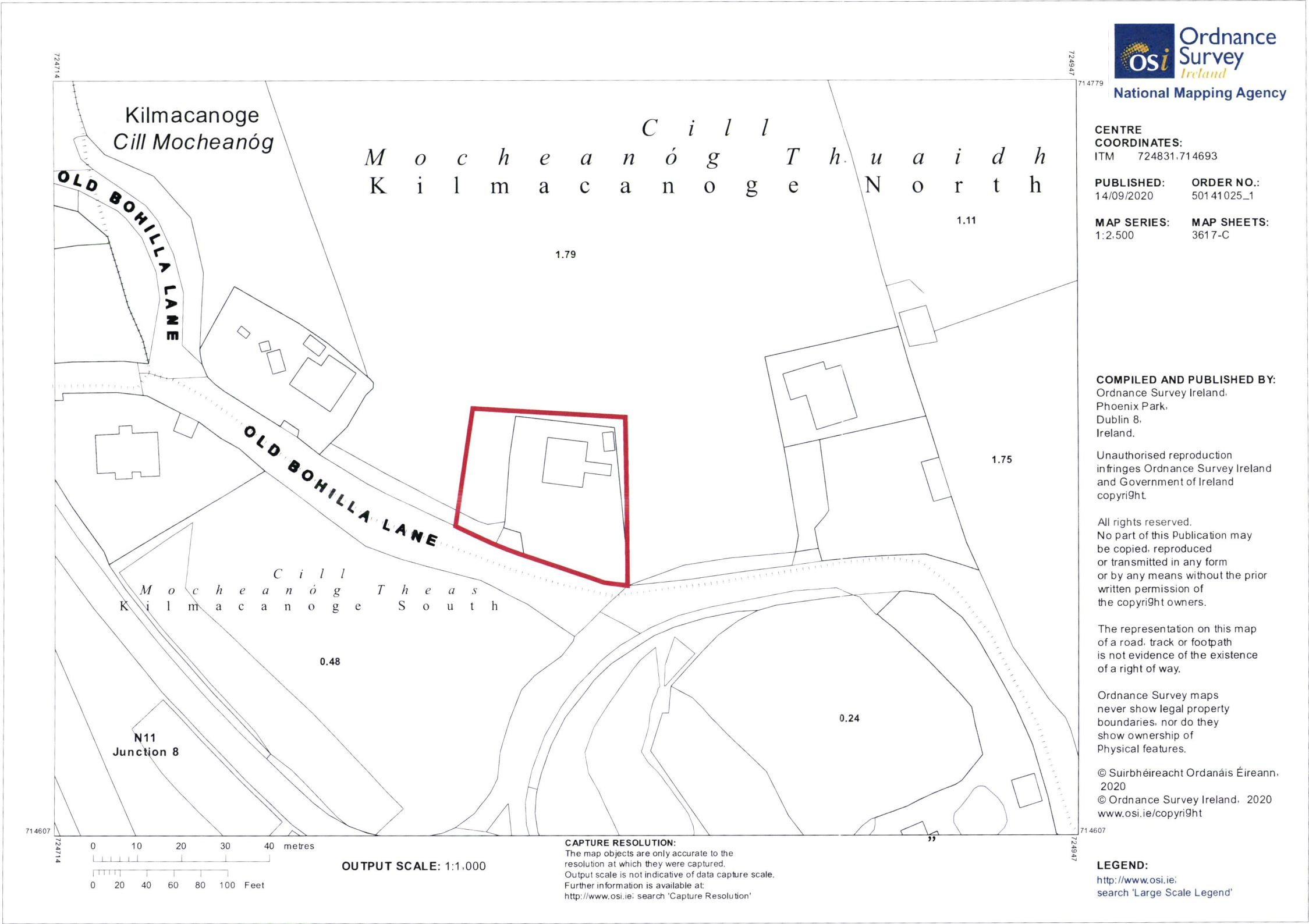
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search 'Large Scale Legend'



Clonsilla, Clara, Co OFFALY  
TEL 057 93 36903 / 52825 E-mail: [info@abbd.ie](mailto:info@abbd.ie)

CLIENT: KEITH KELLY		DATE: 19-04-2021	
JOB TITLE: EXTENSION TO EXISTING HOUSE		SCALE: 1:1000(2)	
LOCATION: COMOL, KILMACANOGUE, CO. WICKLOW		REVISION: A	
STATUS: -	CHECKED: -	SCALE: 1:1000(2)	
DRAWN: EBF	APPROVED: -	REVISION: A	
DRAWN TO: 1000-L		SITE LOCATION	

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**ABBD**

ADDRESS:

ABBD  
Clonshammy, Clara, Co. OFFALY  
TEL: 057 93 36903 / 52825 E-mail: info@abbd.ie

CLIENT:

**KEITH KELL**

SITE:

**Como, Kilmacanogue, Wicklow**

TITLE:

**SITE LAYOUT**

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:100	02-03-2021	NF	AB
DRAWING NO:	REVISION:		
- 5-01			



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The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or:
- (b) Exceeds 500 person days.

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the dwelling is constructed to minimise unwanted air leakage through the new building fabric.

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Floor slab to be reinforced concrete slab designed by structural engineer

Provide a 1200g (300 micrometer) continuous polythene DPM radon-proof barrier under the slab lapped and sealed at all joints, around service penetrations with radon gas proof tape and linked to DPC's in the cavity wall.

Provide a radon sub floor sump, depressurization pipe with up stand beneath the floor slab as sump manufacturers' details. Radon test to be undertaken if required by building control after completion, and if unacceptably high levels of radon are found, provide an electrically powered fan to the pipework.

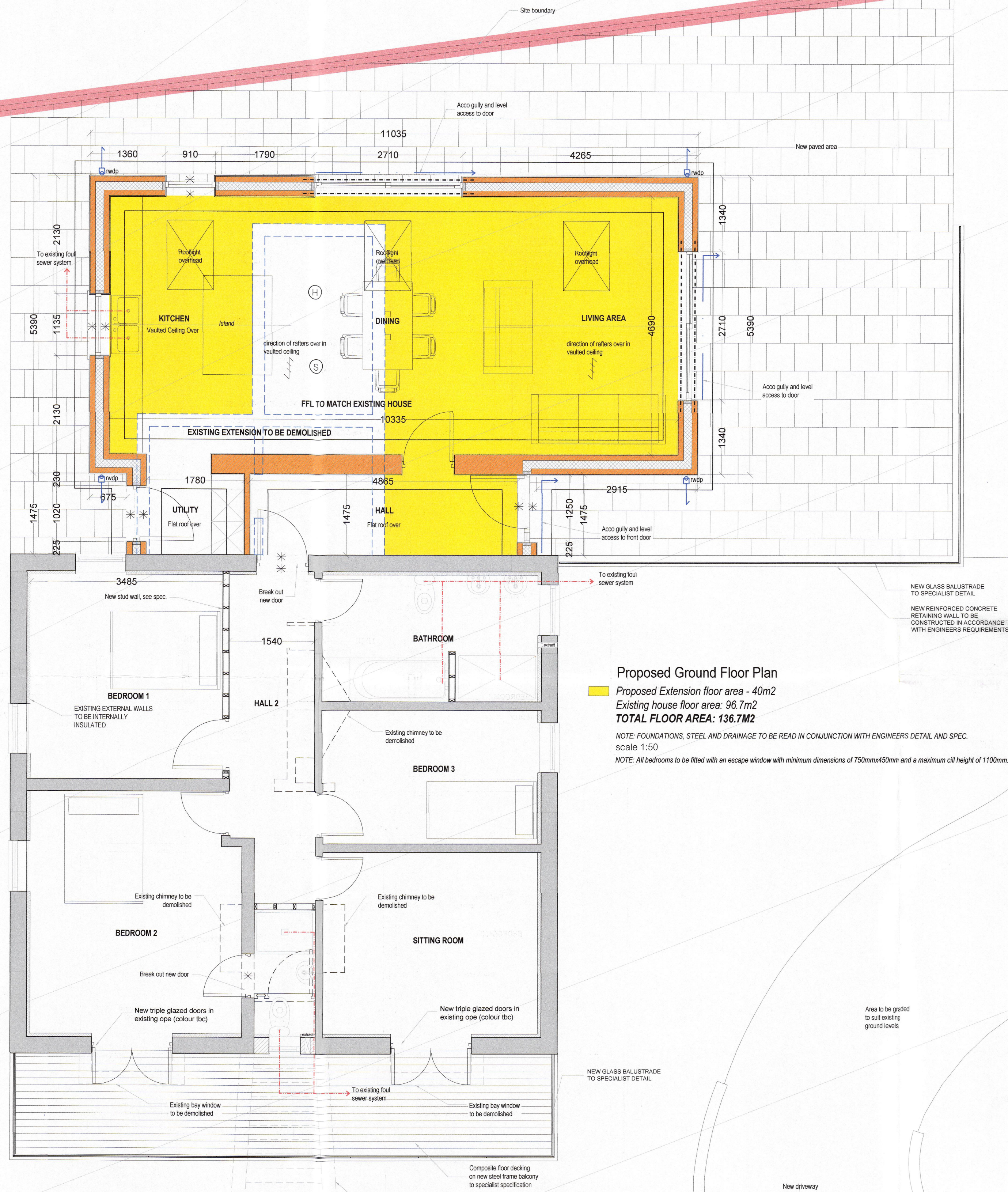
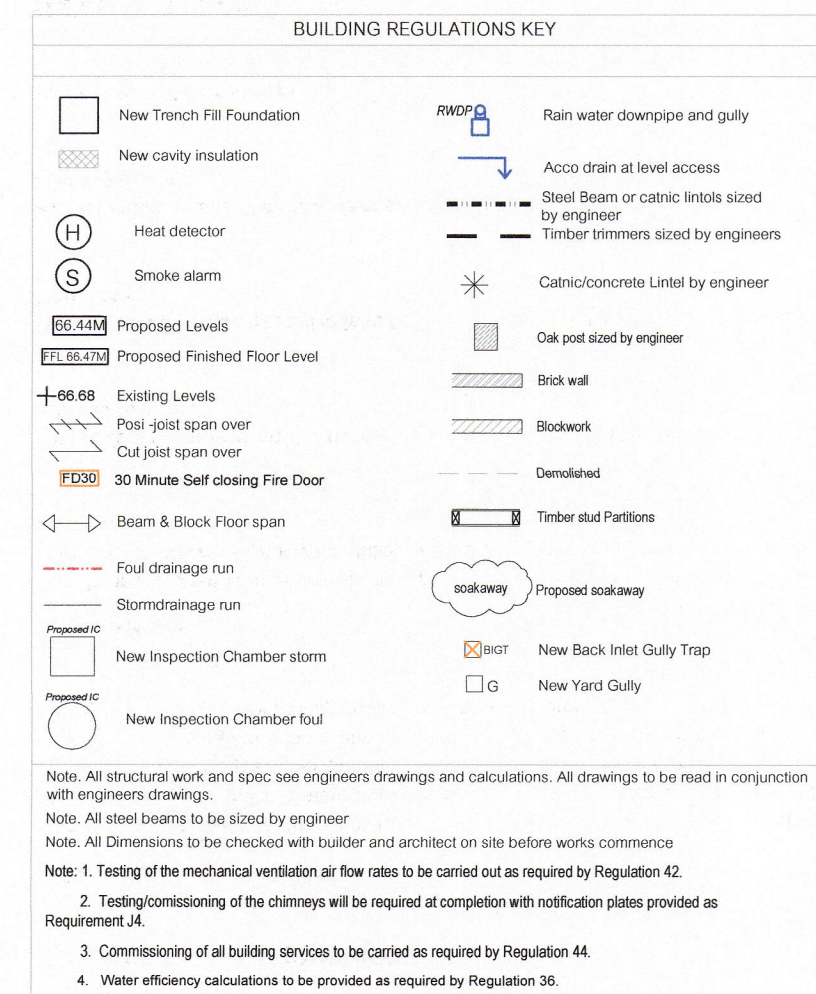
Supply and install all structural elements such as beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

- For uniformly distributed loads and standard 2 storey domestic loadings only

Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1, with a concrete strength of 50 or 40 N/mm<sup>2</sup> and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.

For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid nogginns between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanised metal straps or other approved to BSEN 845-1 at maximum 2m centres.



Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 100mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum of 3 joists. Straps to be built into walls. Provide 38mm wide x 3 / 4 depth solid noggins between joists at strap positions.

An opening or recess greater than 0.1m<sup>2</sup> shall be at least 550mm from the supported wall (measured internally).

100mm x 50mm C16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces.

Provide 300mm x 900mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Engineer. All constructed in accordance with Building Regulations Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the advice of a structural engineer should be sought.

To meet min U value required of 0. XX W/m<sup>2</sup>K

Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 150mm ground bearing slab concrete mix to conform to BS 8500-2 over a radon barrier see radon spec. Floor to be insulated under structural slab with min 150mm Xtratherm insulation.

25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed.

Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes or Solid block wall up to floor level engineer to specify.

To achieve minimum U Value of 0. XXW/m<sup>2</sup>K

20mm Dashed finish on 100mm block, K value of 1.13 or lower, e.g. Dense block. Full Fill cavity 150mm with 140mm xtratherm in accordance with manufacturer's spec. Inner leaf constructed using 100mm block, K value of 1.13 or lower, e.g. dense block with sand & cement scratch coat. Walls to be built with 1:1.6 cement mortar and skimmed.

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628 and BS EN 845-1. Engineer to review tall ties under concrete first floor, spacing might need to be revised.

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

Movement joints to be provided at the following maximum spacing:

Clay brickwork - 12m.

Calcium silicate brick - 7.5-9m.

Lightweight concrete block - density not exceeding 1,500kg/m3 - 6m.


Dense concrete block - density exceeding 1,500kg/m3 - 7.5-9m.

Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and 1.5m from corners.

Movement joint widths for clay bricks to be not less than 1.3mm/m i.e. 12m = 16mm and for other masonry not less than 10mm.

Additional movement joints may be required where the aspect ratio of the wall (length : height) is more than 3:1.

Considerations to be given to BS 5628 Code of practice for use of masonry.

	Chemistry, Class Co-OP/ALY TEL: 057 93 5800 / 5265    E-mail: <a href="mailto:info@abbd.ie">info@abbd.ie</a>	
	_____	
NAME:    KEITH KELLY		DATE: _____
4th FLOOR EXTENSION TO EXISTING HOUSE		19/04 - 20/04
LOCATION:    CO. MO, KILMACANOGUE, CO. WICKLOW		
STATUS:	<input type="checkbox"/> CHECKED <input checked="" type="checkbox"/> APPROVED	SCALE: 1:500 A1
DRAWN:    NF	DRAWING TITLE:	REVISION:
1000KK	GRADING FLOOR	A

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