Comhairle Contae Chill Mhantáin
Wicklow County Council

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

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

Sean Maynard Smith
C/O Emily Charles
Pairc Aisling
Crosscool Harbour
Blessington
Co. Wicklow

19th Of November 2026

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) -EX 142/2026

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,

pp Leanne Byrne
ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.

Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

Applicant: Sean Maynard Smith

Location: Valdon, Donaghmore, Donard, Co. Wicklow

Reference Number: EX 142/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/1400

A question has arisen as to whether *"the construction of a 16sqm extension to the rear bungalow" at* Valdon, Donaghmore, Donard, Co. Wicklow is or is not exempted development.

Having regard to:

a) The details received with the Section 5 Declaration on the 09/11/2026
b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
c) Article 6 and 9 of the Planning & Development Regulations 2001 (as amended).
d) Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

i. The construction of a 16sqm single storey extension to the rear of existing bungalow is works and is therefore development having regard to the definitions set out in Section 2 and Section 3 of the Planning and Development Act 2000 (as amended).
ii. The provision of a 16sqm single storey extension to the rear of existing bungalow would come within the description set out in Class 1: Part 1 of Schedule 2 of the Planning and Development (Exempted Development (Act of 2000) Regulations 2026.

The Planning Authority as recommended by the above named, considers that considers that *"the construction of a 16sqm extension to the rear bungalow" at* Valdon, Donaghmore, Donard, Co. Wicklow is development and IS exempted development. in accordance with reports prepared by the Planning Department.

Signed: Laurie Byrne Date: 19/11/2026

pp ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/1400

Reference Number: EX 142/2026

Name of Applicant: Sean Maynard Smith

Nature of Application: Section 5 Referral as to whether *"the construction of a 16sqm extension to the rear bungalow"* is or is not development and is or is not exempted development.

Location of Subject Site: Valdon, Donaghmore, Donard, Co. Wicklow

Report from: Laoise O'Connor T/AP Patrice Ryan SEP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether *"the construction of a 16sqm extension to the rear bungalow" at* Valdon, Donaghmore, Donard, Co. Wicklow Is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

a) The details received with the Section 5 Declaration on the 09/11/2026
b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
c) Article 6 and 9 of the Planning & Development Regulations 2001 (as amended).
d) Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

i. The construction of a 16sqm single storey extension to the rear of existing bungalow is works and is therefore development having regard to the definitions set out in Section 2 and Section 3 of the Planning and Development Act 2000 (as amended).
ii. The provision of a 16sqm single storey extension to the rear of existing bungalow would come within the description set out in Class 1: Part 1 of Schedule 2 of the Planning and Development (Exempted Development (Act of 2000) Regulations 2026.

Recommendation

The Planning Authority as recommended by the above named, considers that *"the construction of a 16sqm extension to the rear bungalow" at* Valdon, Donaghmore, Donard, Co. Wicklow **is development and is exempted development** in accordance with reports prepared by the Planning Department.

Signed: Deirdre Byrne Date: 19/11/2026

ORDER:

I HEREBY DECLARE:

THAT *"the construction of a 16sqm extension to the rear bungalow"* at Valdon, Donaghmore, Donard, Co. Wicklow is **development and is exempted** development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: Sarah Bannigan Date: 19/11/2024

T/Senior Planner

Planning, Economic & Rural Development

WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT

Section 5 – Application for declaration of Exemption Certificate

---

To:	Edel Bermingham S.P/ Patrice Ryan S.E.P
From:	Laoise O Connor T/A.P
REF:	EX142/2026
Applicant:	Sean Maynard Smith
Development:	16sqm single storey extension to rear of bungalow
Address:	Valdon, Donaghmore, Donard, Co. Wicklow, W91V2V4

Site Location:
The subject site is located in a rural area c.0.4km north of the level 8 settlement of Donaghmore. The dwelling on site consists of a detached bungalow with access driveway on the eastern elevation and bound by agricultural fields on all boundaries.

Ariel image:



Site image:



Planning History

REF:	83/8792
Applicant:	D. Connor
Development:	erection of garage
Decision:	Grant

Relevant legislation:

Planning and Development Act 2000 (as amended)

Section 2

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

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

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

(i) the interior of the structure,

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

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

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

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

Section 3 (1)(a) defines development as: "*The carrying out of works on, in, over or under land or the making of any material change in the use of any land or structures on land*";

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

In particular, section 4 (1) (h) is:
development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Section 4(2) 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) states that certain classes of development which are specified in Schedule 2 shall be exempted development for the purposes of the Act, subject to compliance with any associated conditions and limitations;

Article 9(1)(a) details a number of circumstances under which the development to which Article 6 relates shall not be exempted development for the purposes of the Act;

(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 permission under the Act,
(iii) Endanger public safety by reason of traffic hazard or obstruction of road users,
(viii) Consist of or compromise the extension, alteration, repair or renewal of an unauthorized structure or a structure the use of which is an unauthorized use

Schedule 2: Part 1 outlines general classes of exempt development as well as associated conditions and limitations.

CLASS 1
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.

Condition / Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 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 45 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 maybe 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 total area of private open space within the curtilage of the house, reserved exclusively for the use of the occupants 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 8 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 8 metres from the boundary it faces.

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

8. This exemption shall only be used on the principal house and not any additional detached house within the curtilage of the principal house.

Details submitted in support of the application:

- Section 5 Application Form.
- Site identification map
- OS map
- Site layout plan

- Existing floor plan, section and elevations
- Proposed elevations

and building elevations.

Assessment

The applicant is requesting a Declaration in accordance with Section 5 for a 16sqm single storey extension to rear of bungalow.

The first assessment must be whether or not the works outlined above constitute 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.

The proposal involves construction of an extension and would therefore involve works within the meaning of Section 3 of the Act. As such it constitutes development.

The second stage of the assessment is to determine whether or not the proposal would be exempted development under the Planning and Development Act 2000 (as amended) or it's associated Regulations.

Schedule 2, Part 1, Class 1 of the Planning and Development (Exempted Development (Act of 2000)) Regulations 2026 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.

As the structure is an existing dwelling Class 1 of Part 1, Schedule 2 of the Planning and Development (Exempted Development (Act of 2000)) Regulations 2026 would apply.

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 square metres.	No previous extensions. The proposed ground floor extension is 16sqm in gross floor area.
(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.	N/A

(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.	N/A
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 maybe appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.*	(a) N/A (b) Extension wall does not exceed the height of the side wall of the house. (c) Height of the roof of the proposed extension (3.7m) does not exceed the highest part of the roof of the dwelling (4.7m)
5. The construction or erection of any such extension to the rear of the house shall not reduce the total area of private open space within the curtilage of the house, reserved exclusively for the use of the occupants of the house to less than 25 square metres.	The existing dwelling retains sufficient amenity space.
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 8 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 8 metres from the boundary it faces.*	The proposed windows on the southern elevation are c.3.9m from the southern boundary and windows to the rear are c.11.5m from the eastern boundary. N/A N/A
7. The roof of any extension shall not be used as a balcony or terrace.	N/A
8. This exemption shall only be used on the principal house and not any additional detached house within the curtilage of the principal house.	N/A. There is no additional detached house within the curtilage of the principal house.

Recommendation:

With respect to the query under Section 5 of the Planning and Development Act 2000, as to whether the construction of a constitutes exempted development within the meaning of the Planning and Development Act 2000 (as amended).

The Planning Authority considers that:

The construction of a 16sqm extension to the rear of bungalow is development and is exempted development

Main Considerations with respect to Section 5 Declaration:

a) The details received with the Section 5 Declaration on the 09/11/2026
b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
d) Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

i. The construction of a 16sqm single storey extension to rear of existing bungalow is works and is therefore development having regard to the definitions set out in Section 2 and Section 3 of the Planning and Development Act 2000 (as amended) .

ii. The provision of a 16sqm single storey extension to rear of existing bungalow would come within the description set out in Class 1: Part 1 of Schedule 2 of the Planning and Development (Exempted Development (Act of 2000)) Regulations 2026.

Laoise O'Connor

Laoise O Connor T/AP
Date: 18/08/2026

Agreed.
Patricia Hughes.
Section 5 to issue in accordance with the recommendation above.
18/11/2026.

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Laoise O'Connor
Graduate Planner

FROM: Joanne Byrne
A/ Staff Officer

RE:- EX142/2026 - 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 09/11/2026.

The due date on this declaration is the **06/12/2026.**

Joanne Byrne

A/Staff Officer
Planning, Development & Environment

Comhairle Contae Chill Mhantáin
Wicklow County Council
Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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Suíomh / Website: www.wicklow.ie

Sean Maynard Smith
c/o Emily Charles,
Pairc Aisling,
Crosscool Harbour,
Blessington,
Co. Wicklow.

9th November 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended) – EX142/2026

A Chara

I wish to acknowledge receipt on 09/11/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 06/12/2026.

Mise, le meas

Joanne Byrne

Joanne Byrne
A/ Staff Officer
Planning, Economic & Rural Development

Ta an doic mean seo ar fa i bhfo maidi eile ar iarratas
This document is available in alternative formats on request
Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísí, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development

WICKLOW

WICKLOW COUNTY COUNCIL
CUSTOMER SERVICE
09 NOV 2026

Wicklow Co. Co,
Planning Dept,
County Buildings,
Wicklow Town,
Co Wicklow

02.11.2026

Ref: Section 5 application for a 16sqm single storey extension to the rear for Sean Maynard Smith at Valdon,Donaghmore, Donard, Co. Wicklow.

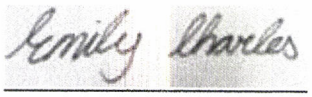
Dear Sir/Madam,

Please find enclosed an application for a Section 5 exempt development in support of this application we have enclosed the following;

- Completed application form & fee
- Proposed Drawings
- Existing Drawings
- Site Plan
- OS Map
- Site Identification Map

Should you have any queries regarding the above please do not hesitate to contact me on 0833911649.

Kind regards,



Emily Charles
BSc Architectural Technology

WICKLOW COUNTY COUNCIL
09 NOV 2026
PLANNING DEPT.

Wicklow County Council
County Buildings
Wicklow
0404-20100

09/11/2026 13 30 20

Receipt No L1/0/371940
***** REPRINT *****

SEAN MAYNARD SMITH
VALDON
DONAGHMORE
DONARD
CO WICKLOW

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

Total 80.00 EUR

Tendered
Cheque 80 00

Change 0 00

Issued By Adam Copeland
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: Sean Maynard Smith

Address of applicant: Valdon, Donaghmore, Donard, Co. Wicklow.

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

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) Emily Charles

Address of Agent : Pairc Aisling, Crosscool Harbour, Blessington, Co. Wicklow.

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

3. Declaration Details

i. Location of Development subject of Declaration Valdon, Donaghmore, Donard, Co. Wicklow.

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

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

Seeking a section 5 for a 16m² single storey extension to the rear of the bungalow.

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

Planning & Development regulations 2001 Class 1

Additional details may be submitted by way of separate submission.

WICKLOW COUNTY COUNCIL
09 NOV 2026
PLANNING DEPT.

WICKLOW COUNTY COUNCIL
09 NOV 2026
PLANNING DEPT.

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

Existing Drawings
Proposed Drawings
Site Plan
OS Map
Site location Map

viii. Fee of € 80 Attached ? €80

Signed : Emily Meades Dated : 3/11/26

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.

Description:
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Digital Landscape Model (DLM)

Publisher / Source:
==========
Tailte Éireann

Data Source / Reference:
==========
PRIME2

File Format:
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Autodesk AutoCAD (DWG_R2013)

File Name:
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Clip Extent / Area of Interest (AOI):
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URX,URY= 692316.6166,694821.7336

Projection / Spatial Reference:
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Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
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X,Y= 692025.1166,694606.7336

Reference Index:
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Map Series | Map Sheets
1:2,500 | 4010-B
1:2,500 | 4010-D
1:2,500 | 4011-C
1:5,000 | 4011

Data Extraction Date:
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Date= 31-Oct-2026

Source Data Release:
==========
DCMLS Release V1.204.121

Product Version:
==========
Version= 1.4

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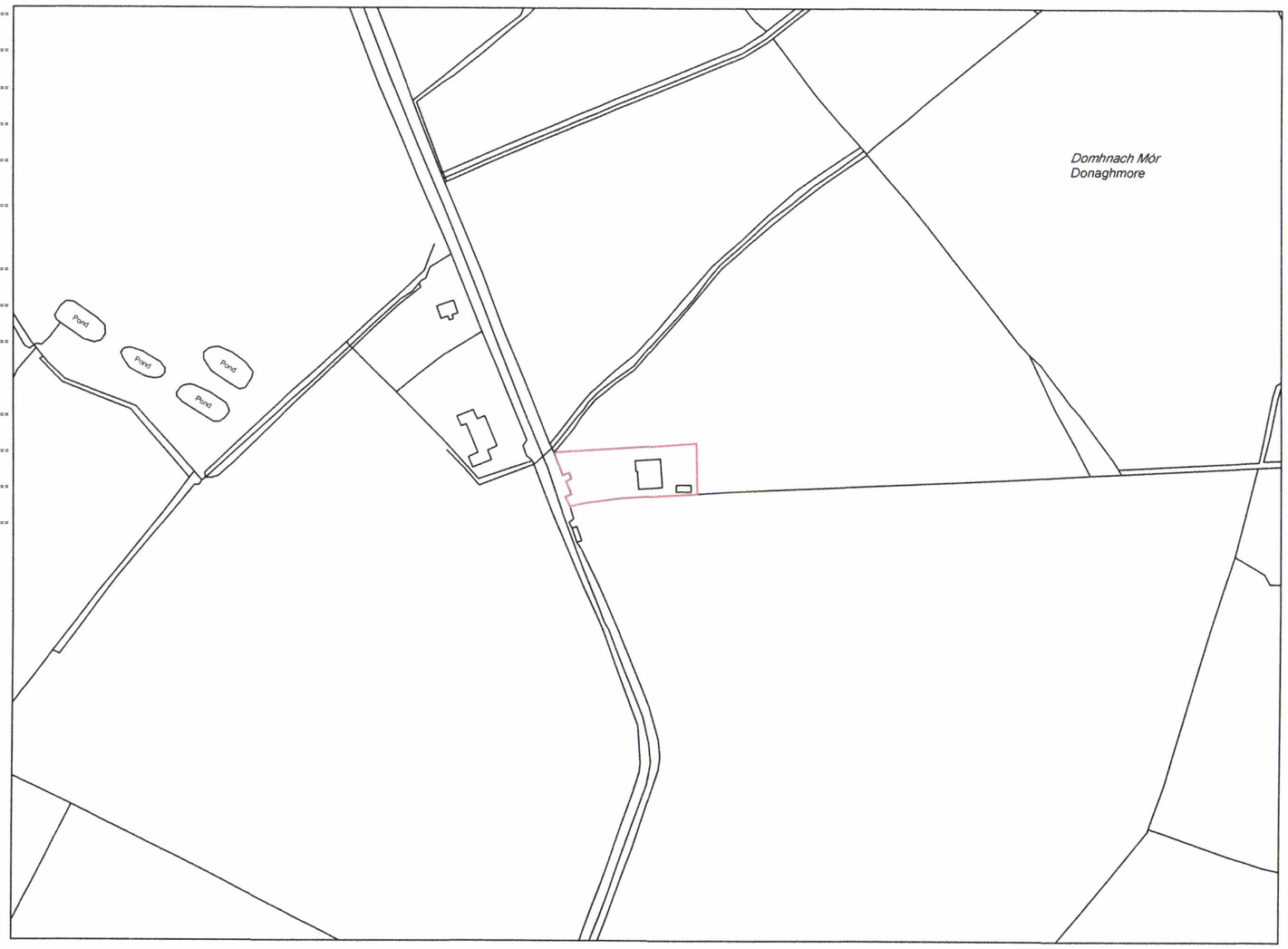
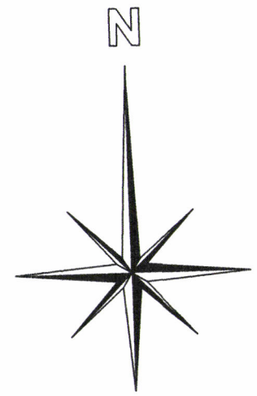
Gach cead ar cosnamh.

Ní ceadmhach aon chuid
den fhoilseachán seo
a chóipeáil, a atáirgeadh nó a tharchur
in aon fhoirm ná ar aon
bhealach gan cead i scríbhinn roimh
ré ó úinéirí an chóipchirt

Ní hionann bóthar,
bealach nó cosán a bheith
ar an léarscáil seo agus
fianaise ar chead slí.

Ní thaispeánann an léarscáil
topagrafach seo teorainneacha
réadmhaoine dlíthiúla,
agus ní léiríonn sé úinéireacht
ar ghnéithe fisiceacha.





Emily Charles

BSc (Hons) Architectural Technology

Planning Drawings

Client- Sean Maynard Smith	
Job- Section 5	
Location- Valdon, Donaghmore, Donard, Co.Wicklow	
Title- OS Map	
Date: October 2026	Scale- 1:2500
Dwg no. A104	Drawn by E.C

Description:
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Historic 6" Latest Edition

Publisher / Source:
==========
Tailte Éireann

Data Source / Reference:
==========
WW021
Revision Date =
Survey Date =
Levelled Date = 31-Dec-1910

File Format:
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Tagged Image File Format (TIFF)

File Name:
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Clip Extent / Area of Interest (AOI):
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LRX,LRY= 694486.1166,692789.7336
ULX,ULY= 689564.1166,696423.7336
URX,URY= 694486.1166,696423.7336

Projection / Spatial Reference:
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IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
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X,Y = 692025.1166,694606.7336

Data Extraction Date:
==========
31-Oct-2026

Product Version:
==========
1.4

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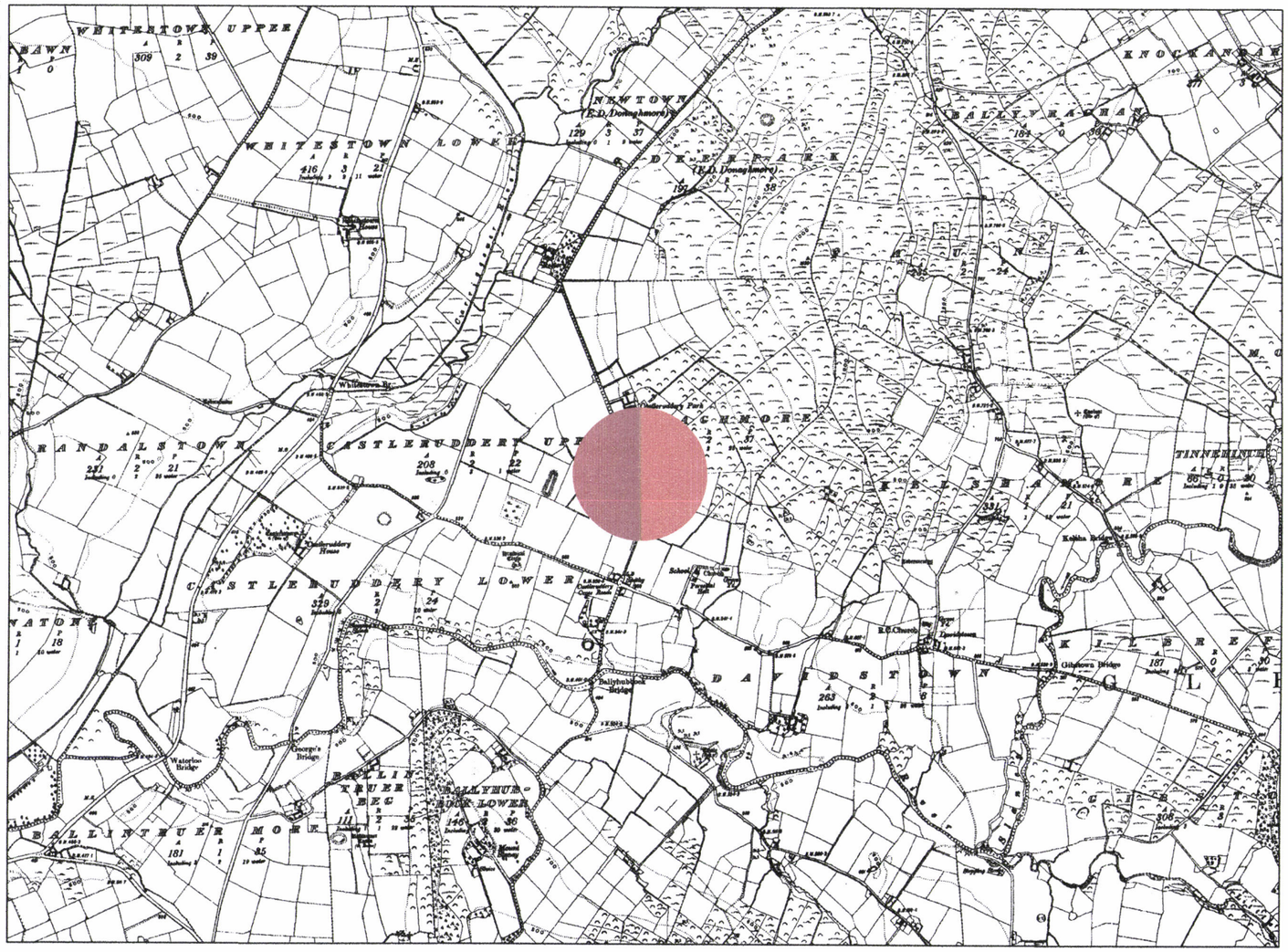
Gach cead ar cosnamh.

Ní ceadmhach aon chuid
den fhoilseachán seo
a chóipeáil, a atáirgeadh nó a tharchur
in aon fhoirm ná ar aon
bhealach gan cead i scríbhinn roimh
ré ó úinéirí an chóipchirt

Ní hionann bóthar,
bealach nó cosán a bheith
ar an léarscáil seo agus
fianaise ar chead slí.

Ní thaispeántann an léarscáil
topagrafach seo teorainneacha
réadmhaoine dlíthiúla,
agus ní léiríonn sé úinéireacht
ar ghnéithe fisiceacha.



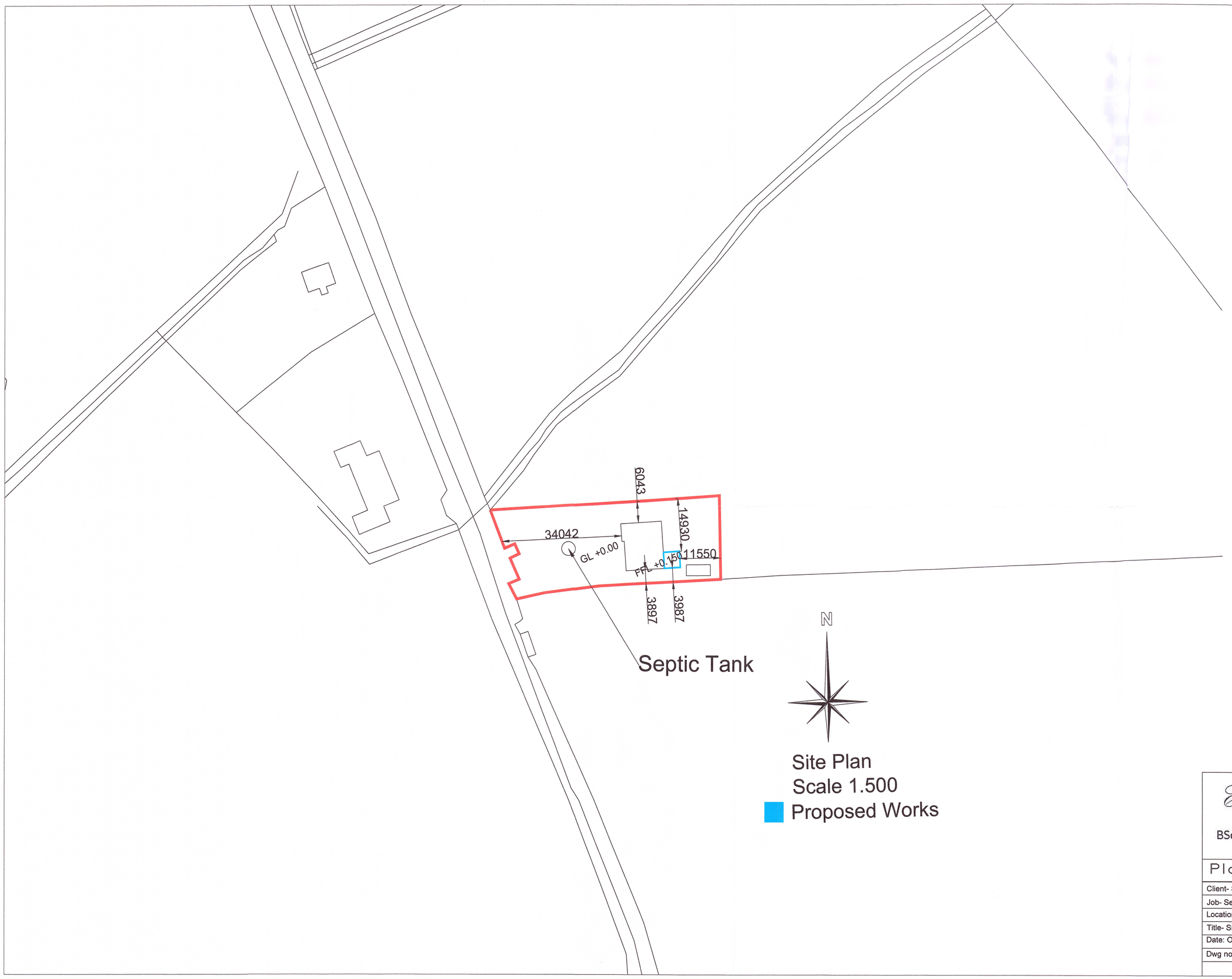
N

Emily Charles

BSc (Hons) Architectural Technology

Planning Drawings

Client- Sean Maynard Smith	
Job- Section 5	
Location- Valdon, Donaghmore, Donard, Co.Wicklow	
Title- Site Location Map	
Date: October 2026	Scale- 1:2500
Dwg no. A105	Drawn by E.C



Site Plan
Scale 1.500
Proposed Works

Emily Charles
BSc (Hons) Architectural Technology

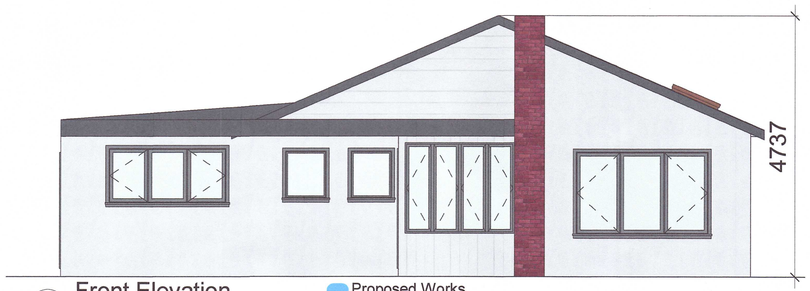
Planning Drawings

Client- Sean Maynard Smith	
Job- Section 5	
Location- Valdon, Donaghmore, Donard, Co.Wicklow	
Title- Site Plan	
Date: October 2026	Scale- 1:500
Dwg no. A103	Drawn by E.C



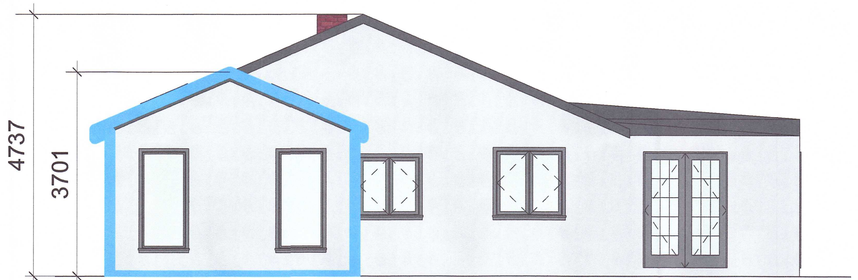
1 Ground Floor Level
1 : 50

Proposed Works (16sqm)



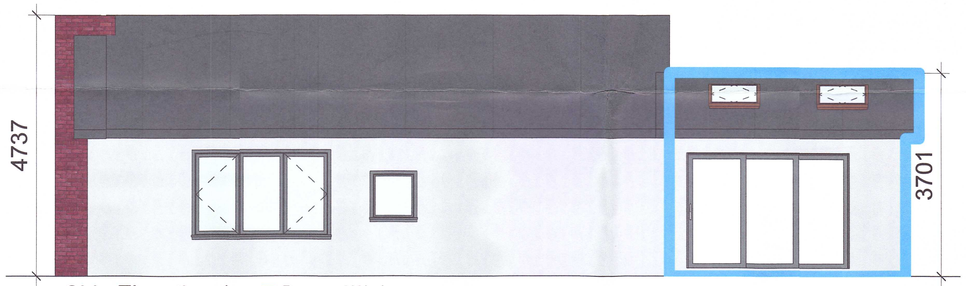
2 Front Elevation
1 : 50

Proposed Works



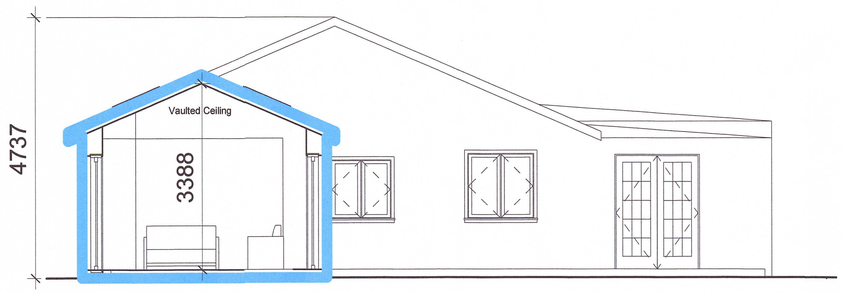
3 Back Elevation
1 : 50

Proposed Works



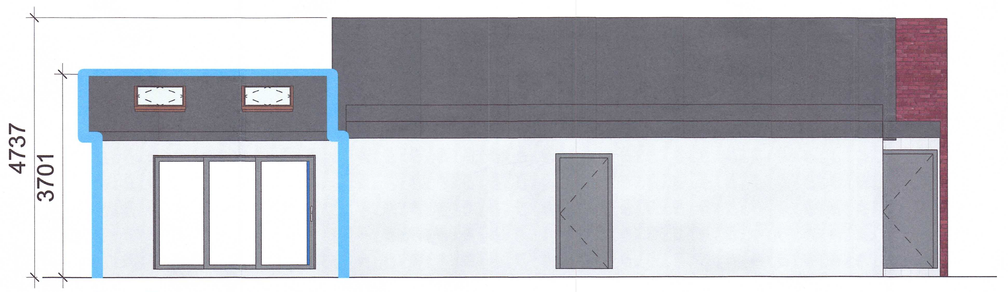
4 Side Elevation 1
1 : 50

Proposed Works



6 Section
1 : 50

Proposed Works



5 Side Elevation 2
1 : 50

Proposed Works

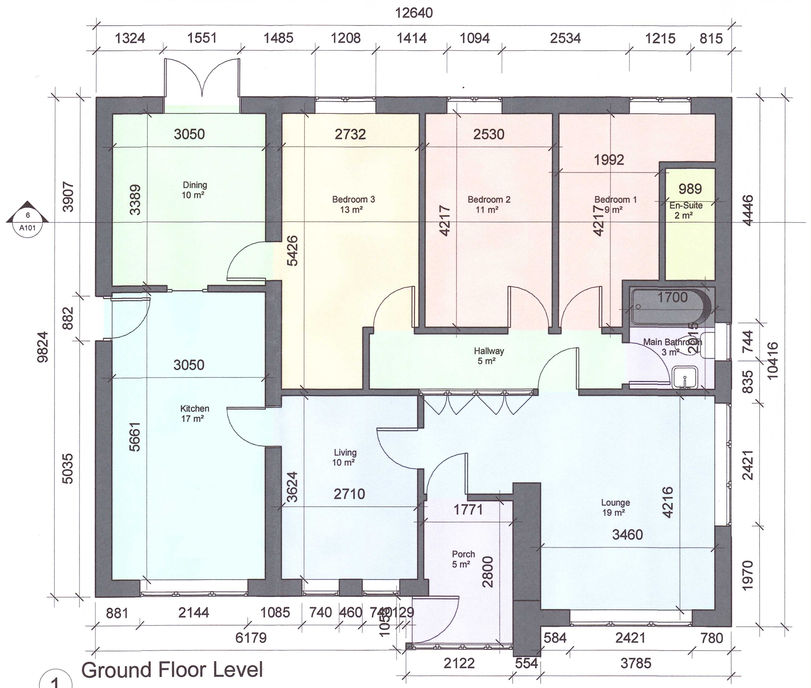
Disclaimer: 3D renders are indicative only and are provided for visualization purposes only.

Drawing Title:	Proposed Drawings
Clients:	Sean Maynard Smith
Project Adress:	Valdon, Donaghmore, Donard, Co. Wicklow

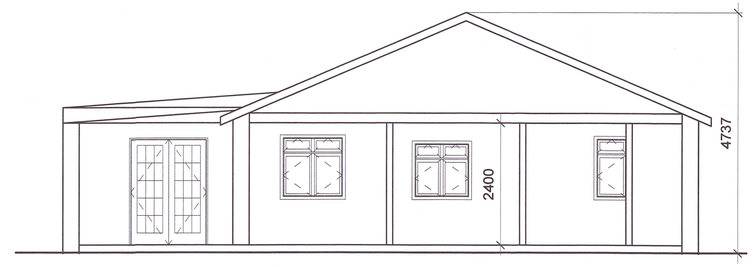
Emily Charles

BSc (Hons) Architectural Technology

Scale: 1 : 50	Date: 02/11/2026	Drawn by: EC	Marked by: EC
Drawing No. A102		Rev.	



1 Ground Floor Level
1 : 50



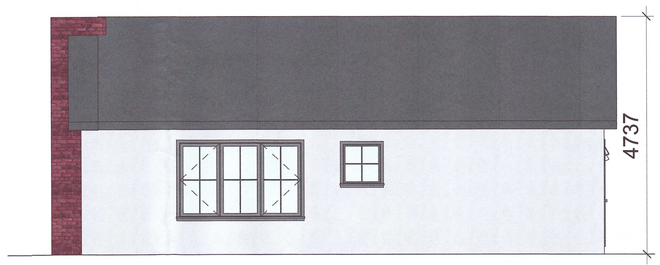
6 Section
1 : 50



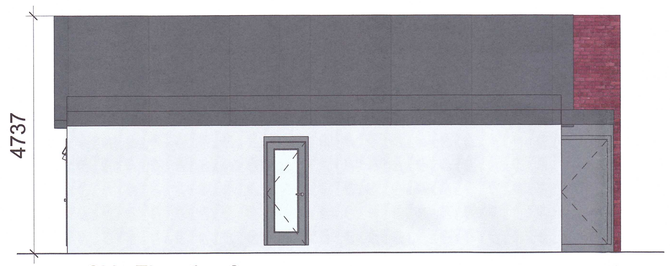
2 Front Elevation
1 : 50



3 Back Elevation
1 : 50



4 Side Elevation 1
1 : 50



5 Side Elevation 2
1 : 50

Drawing Title:	Existing Drawings
Clients:	Sean Maynard Smith
Project Adress:	Valdon, Donaghmore, Donard, Co. Wicklow
	GKAS
Scale: 1 : 50	Date: 11.07.2026
Drawn by:	EC
Marked by:	EC
Drawing No.	A101
Rev.	