



# Comhairle Contae Chill Mhantáin Wicklow County Council

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

Áras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
Guthán / Tel. (0404) 20148  
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Rphost / Email [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website [www.wicklow.ie](http://www.wicklow.ie)

18<sup>th</sup> September 2024

Saskia Vermeulen & Paul Smyth

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX67/2024

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 ECONOMIC & RURAL DEVELOPMENT





# 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:** Saskia Vermeulen & Paul Smyth

**Location:** The Parochial Hall, Kevin Street, Tinahely, Co. Wicklow Y14 YW42

**CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1164**

Section 5 Declaration as to whether “works to the parochial hall and the change of use of the parochial hall to a dwelling” at The Parochial Hall, Kevin Street, Tinahely, Co. Wicklow Y14 YW42 constitutes exempted development within the meaning of the Planning and Development Act, 2000(as amended).

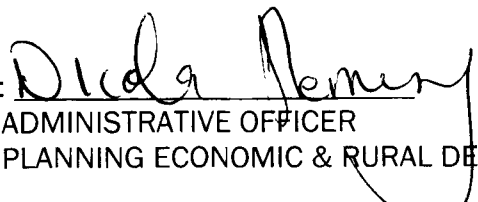
### Having regard to:

- The details submitted with this section 5 application (EX67/2024) on the 26<sup>th</sup> July 2024 and 29<sup>th</sup> August 2024;
- The Planning History and use of the site;
- Sections 2, 3 and 4 of the Planning and Development Act 2000(as amended).
- Article 10(6) and Part 4 : Schedule 2 of the Planning and Development Regulations, 2001 (as amended)

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

- The change of use from a church/community hall to use as a dwelling is development, having regard to section 3(1)(a) of the Planning & Development Act 2000 (as amended) as it would result in a material change of use given that the use as a permanent home would be different in - character and the nature of the use would have material different planning considerations to use as a church/ community hall.
- The change of use from a church/community hall to use as a residential unit, would not accord with the requirements of Article 10(6) of the Planning and Development Regulations, 2001 (as amended) as the current use of the building, does not fall within Class 1, 2, 3, 6 or 12 and there are no other exemptions available within the Planning and Development Regulations, 2001 (as amended) for the change of use to a residential unit. Therefore the development is not considered to be exempted development.

**The Planning Authority considers that “works to the parochial hall and the change of use of the parochial hall to a dwelling” at The Parochial Hall, Kevin Street, Tinahely, Co. Wicklow Y14 YW42 is development and is NOT exempted development**

Signed:   
ADMINISTRATIVE OFFICER  
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated  September 2024





WICKLOW COUNTY COUNCIL  
PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1164

Reference Number: EX67/2024

Name of Applicant: Saskia Vermeulen & Paul Smyth

Nature of Application: Section 5 Declaration request as to whether or not: -  
"works to the parochial hall and the change of use of the  
parochial hall to a dwelling" is or is not development and is  
or is not exempted development.

Location of Subject Site: The Parochial Hall, Kevin Street, Tinahely, Co. Wicklow Y14  
YW42

Report from Keara Kennedy, EP & Edel Bermingham, SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "**works to the parochial hall and the change of use of the parochial hall to a dwelling**" at The Parochial Hall, Kevin Street, Tinahely, Co. Wicklow Y14 YW42 is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended).

**Having regard to:**

- (a) The details submitted with this section 5 application (EX67/2024) on the 26<sup>th</sup> July 2024 and 29<sup>th</sup> August 2024;
- (b) The Planning History and use of the site;
- (c) Sections 2, 3 and 4 of the Planning and Development Act 2000(as amended).
- (d) Article 10(6) and Part 4 : Schedule 2 of the Planning and Development Regulations, 2001 (as amended)

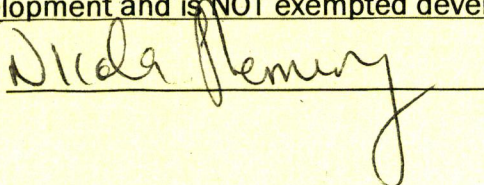
**Main Reason with respect to Section 5 Declaration:**

1. The change of use from a church/community hall to use as a dwelling is development, having regard to section 3(1)(a) of the Planning & Development Act 2000 (as amended) as it would result in a material change of use given that the use as a permanent home would be different in - character and the nature of the use would have material different planning considerations to use as a church/ community hall.
2. The change of use from a church/community hall to use as a residential unit, would not accord with the requirements of Article 10(6) of the Planning and Development Regulations, 2001 (as amended) as the current use of the building, does not fall within Class 1, 2, 3, 6 or 12 and there are no other exemptions available within the Planning and Development Regulations, 2001 (as amended) for the change of use to a residential unit. Therefore the development is not considered to be exempted development.

**Recommendation:**

The Planning Authority considers that "works to the parochial hall and the change of use of the parochial hall to a dwelling" at The Parochial Hall, Kevin Street, Tinahely, Co. Wicklow Y14 YW42 is development and is NOT exempted development as recommended in the report by the SEP.

Signed



Dated 18<sup>th</sup> day of September 2024





**WICKLOW COUNTY COUNCIL**  
**Planning Department**

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

<b>Ref:</b>	<b>EX 67/2024</b>
<b>Name:</b>	<b>Soaskia Vermullen and Paul Smyth</b>
<b>Development:</b>	<b>Renovation of Tinahely Parochial Hall</b>
<b>Location:</b>	<b>The Parochial Hall, Kevin Street, Tinahely Co. Wicklow. Y14 YW42</b>

See previous report dated the 20<sup>th</sup> August 2024; a request for the submission of further information issued on the 21<sup>st</sup> August November 2024, and a response was received on the 29<sup>th</sup> August 2024.

**Further Information was sought as follows:**

In relation to your application for a declaration in respect of a Section 5 for the above proposal the following further information is required to fully assess the application: -

1. *From drawings submitted with the section 5 it would appear that the applicants are seeking to convert the parochial hall/church to a residential dwelling. It is considered the works identified in the section 5 would facilitate such a conversion. The Planning Authority consider that the conversion represents a material change of use and therefore development. You are therefore requested to submit further details as to the proposed use of the structure and identify consents received for this change of use. Please note that the works identified under this Section 5 are likely to consolidate unauthorised development in the absence of all necessary consents.*

**Response:**

The applicants response can be summarised as follows:

*'It is our intention to renovate the parochial hall into our family home. The hall was originally built as a Methodist church, later to be purchased by the Church of Ireland as a space for non-commercial community activities. The hall began to fall into disrepair when these activities migrated to the newly purpose built community centre in 2020. This is particularly evident at a gable wall and an engineer advised an urgent rebuild. The remedial works outlined in our application are renovations which we believe to be in line with the P & D Act (Exempted Development) Regulations 2022 as:*

*A 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.*

*With regards to the conditions:*

- (c)(i) The structure was built prior to 2018*
- (ii) The structure has been used for the purpose of its current class at some time*
- (iii) The structure has been vacant for a period of 2 years or more*
- (d) (i)(ii)(iii) Renovations will primarily affect the interior of the structure, retain 50% of the existing external fabric of the building and not materially affect the external appearance*



- (viii) The structure is not protected or listed*
- (xii) The structure is connected to mains waste removal and water*

*We were advised by WCC that the property is zoned as RE – Existing Residential*

*I also enclose a confirmation of our exemption assessment from WCC received 28<sup>th</sup> November 2023'.*

## **LEGISLATIVE CONTEXT**

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

Section 2(1) in this Act, except where otherwise require-  
*"Works"*

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

*"Authorised Use"*

means, in relation to land, use commenced on or after 1 October 1964, being a use which is a material change in use of any structure or other land and being development other than—

(a) exempted development (within the meaning of section 4 of the Act of 1963 or section 4 of this Act), or

(b) development which is the subject of a permission granted under Part IV of the Act of 1963 F27[or under section 34 or 37G of this Act], being a permission which has not been revoked, and which is carried out in compliance with that permission or any condition to which that permission is subject;

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 various forms and circumstances in which development is exempted development for the purposes of the Act.

*Section 4(1) (h) – the following shall be Exempted Development for the purposes of this Act:*

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 82(1)

Notwithstanding paragraph (a), (h), (i), (ia), (j), (k) or (l) of section 4(1), or any regulations made under section 4(2), the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.

**Planning and Development Regulations, 2001 (as amended)**

Article 6 (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.

Article 9 (1) (a) Development to which Article 6 relates shall not be exempted development for the purposes of the Act if the carrying out such development would:

- (i) contravene a condition attached to permission under the Act

**Article 10**

(1) Development which consists of a change of use within any one of the classes of use specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not—

- (a) involve the carrying out of any works other than works which are exempted development
- (b) contravene a condition attached to a permission under the Act

**Article 10 (6)**

"(6) (a) In this sub-article—

'habitable room' means a room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres;

'relevant period' means the period from 8 February 2018 until 31 December 2025.

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3 or 6 or 12 of Part 4 to Schedule 2.

(c) Notwithstanding sub-article (1), where in respect of a proposed development referred to in paragraph (b)—

- (i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,
- (ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12 and
- (iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development,

then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).

*Etc as per regulations*

*Article 10 – Exempted Development – Classes of Use*



*Class 7:*

*Use –*

- (a) for public worship or religious instruction*
- (b) for the social or recreational activities of a religious body*
- (c) as a monastery or convent*

## **ASSESSMENT**

Section 3 (1) of the Planning and Development Act, 2000 (as amended) states that development “means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or over land.”

The applicants are suggesting that Sub-article 10 (6) of the Planning & Development Regulations applies, which provides for a change of use to residential unit in certain circumstances, the change of use will therefore be assessed having regard to the provision of Article 10 (6).

Sub-article 10 (6) (c) (ii) states:

*‘the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12 and’*

Following a review of the planning history of the site it is considered that the structure has been used as a church and a parochial hall, therefore would fall under Class 7, which is stated as follows:

*‘Class 7:*

*Use –*

- (a) for public worship or religious instruction*
- (b) for the social or recreational activities of a religious body*
- (c) as a monastery or convent’*

Therefore, the change of use from a church/parochial hall to a dwelling unit would not come within the scope of article 10(6).

## **RECOMMENDATION**

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

Works to the parochial hall and the change of use of the parochial hall to a dwelling, located at Kevin Street, Tinahely constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

**The Planning Authority considers that:**

**The use of the Parochial Hall, Tinahely as a dwelling is development and is not exempted development**

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

- (a) The details submitted with this section 5 application (EX67/2024) on the 26<sup>th</sup> July 2024 and 29<sup>th</sup> August 2024;
- (b) The Planning History and use of the site;
- (c) Sections 2, 3 and 4 of the Planning and Development Act 2000(as amended).

- (d) Article 10(6) and Part 4 : Schedule 2 of the Planning and Development Regulations, 2001 (as amended)

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

- (a) The change of use from a church/community hall to use as a dwelling is development, having regard to section 3(1)(a) of the Planning & Development Act 2000 (as amended) as it would result in a material change of use given that the use as a permanent home would be different in - character and the nature of the use would have material different planning considerations to use as a church/ community hall. ~~and 4(1)(h) of the Planning & Development Act 2000 (as amended) and having regard to the proposed material changes to structure that may render the appearance inconsistent with the character of the structure or of neighbouring structures.~~
- (b) The change of use from a church/community hall to use as a residential unit, would not accord with the requirements of Article 10(6) of the Planning and Development Regulations, 2001 (as amended) as the current use of the building, does not fall within Class 1, 2, 3, 6 or 12 and there are no other exemptions available within the Planning and Development Regulations, 2001 (as amended) for the change of use to a residential unit. Therefore the development is not considered to be exempted development.

*Keara Kennedy*

Keara Kennedy  
Executive Planner  
13/09/2024

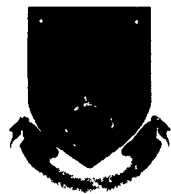
Agreed as modified

*Seán Dunningham SP*

13/9/2024

*Issue declaration as  
recommended  
Paul T. May 2 22  
18/09/24*





# Comhairle Contae Chill Mhantáin Wicklow County Council

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

## MEMORANDUM

### WICKLOW COUNTY COUNCIL

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**TO: Keara Kennedy  
Executive Planner**

**FROM: Nicola Fleming  
Staff Officer**

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**RE:- Application for Certificate of Exemption under Section 5 of the  
Planning and Development Acts 2000 (as amended).  
EX67/2024**

I enclose herewith application for Section 5 Declaration received completed on 26/07/2024 along with Further Information received on 29/08/2024.

The due date on this declaration is 18<sup>th</sup> September 2024.

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**Staff Officer  
Planning, Economic & Rural Development**



*Ta an dóic mead seo ar fáil i bhformáid 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





# Comhairle Contae Chill Mhantáin Wicklow County Council

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3<sup>rd</sup> September 2024

Saskia Vermeulen & Paul Smyth

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX67/2024 – Saskia Vermeulen and Paul Smyth**

A Chara

I wish to acknowledge receipt on 26/07/2024 details supplied by you in respect of the above Section 5 application and Further Information received on 29/08/2024. A decision is due in respect of this application by 18<sup>th</sup> September 2024.

Mise, le meas

Nicola Fleming  
Staff Officer  
Planning, Economic & Rural Development



*Ta an doic meaa seo ar fáil i bhformáid eile ar iarratas  
This document is available in alternative formats on request*

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísi, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development





Knockraheen,  
Roundwood,  
Co. Wicklow  
A98D653

T:

E \_\_\_\_\_

29<sup>th</sup> August 2024

Subject: Request for further information, EX67/2024 for Saskia Vermeulen & Paul Smyth

Dear Nicola,

Further to our application for Section 5 exemption, we include information on the intended use of the Parochial Hall, Kevin Street, Tinahely, Y14YW42.

May I please request that all future correspondences are directed to Paul and I at the above address (Knockraheen, Roundwood, Co. Wicklow, A98D653)? Our agent may be engaged overseas.

It is our intention to renovate the Parochial Hall into our family home. The hall was originally built as a Methodist church in the 1870s, to later be purchased by the Church of Ireland as a space to facilitate non-commercial community and social services (e.g. card games, badminton practice, boules clubs, a toddler playgroup etc.) The hall began to fall into disrepair when these activities migrated to the newly purpose-built community centre in 2020. This is particularly evident at a gable wall (not granite but a form of pyrite) which has a significant, expanding crack and an engineer advised a urgent rebuild as it poses an immediate danger. The remedial works outlined in our application are renovations which we believe to be in line with the **Planning and Development Act (Exempted Development) Regulations 2022** as:

*A 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;*

With regards to the conditions:

(c)(i) The structure was built prior to 2018

(c) (ii) The structure has been used for the purpose of its current class at some time

RECEIVED 29 AUG 2024

(c) (iii) The structure has been vacant for a period of 2 years or more (please see enclosed proof of vacancy letter from the vendor).

(d) (I)(II)(III) Renovations will primarily affect the interior of the structure, retain 50% of the existing external fabric of the building and not materially affect the external appearance.

(viii) The structure is not protected or listed.

(xii) The structure is connected to mains waste removal and water.

We were advised by Wicklow County Council that the property is **zoned as RE - Existing Residential** on 29th March 2023 (please see enclosed map where the property has been circled).

Our solicitor has provided the original **Planning Search**, dated 26th May 2023, which confirmed that the property was considered residential.

I also enclose a confirmation of our **exemption assessment** from Wicklow County Council received on 28th November 2023.

Yours Sincerely,

Saskia Vermeulen & Paul Smyth

The following support documents include:

- Tinahely map noting RE – Existing Residential and outlined area of property
- Solicitor's Planning Search
- Confirmation of Exemption Assessment
- Vendor's letter confirming proof of vacancy



# Tinahely Town Plan

Map No. 1

## Land Use Zoning Objectives



### Legend

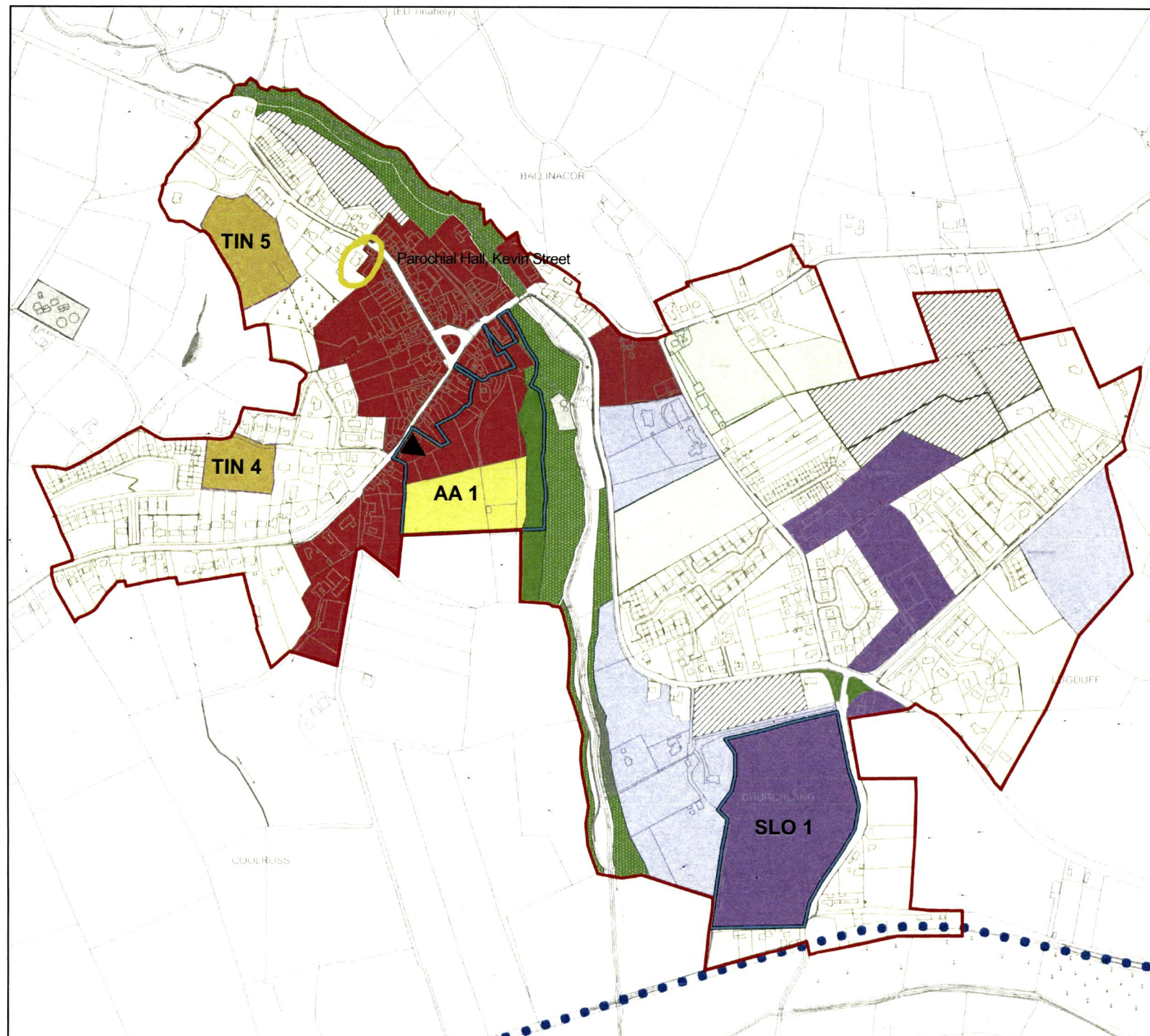
- Settlement Boundary
- RN-New Residential
- RE-Existing Residential
- R Special - Special Residential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- MU-Mixed Use
- PU-Public Utility
- SLB-Strategic Land Bank
- AOS-Active Open Space
- OS1-Open Space
- OS2-Passive Open Space
- AA-Action Area & SLO-Specific Local Objectives
- Former Arklow to Shillelagh Railway Line
- Access Point

## WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

Wicklow County Council  
Planning Department

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Licence number 2022/35/CCMA/Wicklow  
County Council

Scale 1:6000 @ A3





**ENKI Law Searchers Limited T/a ENKI**

3 Inns Court, Winetavern Street

Dublin, DUB D08 Y078 IE

accounts@enki.ie

www.enki.ie

VAT ID: IE3939608IH

**BILL TO**

ENKI - Maguire McNeice

Solicitors

Mark Maguire

Maguire McNeice Solicitors 2

Church Road Greystones

Wicklow

**Invoice Number 116208****DATE 26-05-2023 TERMS Net 30****DUE DATE 25-06-2023**

DATE	PRODUCT	DESCRIPTION	TAX	QTY	RATE	AMOUNT
	<b>Wicklow</b>	Planning Residential:WICKLOW - VERM003003	Standard	1		65.00

Please see bank details for EFT.

Please Quote Invoice number on transfers.

AIB Bank, 7-12 Dame Street, Dublin 2, D02 KX20

IBAN: IE40AIBK93208680384002

BIC: AIBKIE2DXXX

SUBTOTAL	65.00
TAX	14.95
TOTAL	79.95

**TOTAL DUE EUR 79.95****VAT SUMMARY**

RATE	VAT	NET
VAT @ 23%	14.95	65.00

VAT No: IE3939608IH

Invoices are payable on the search closing date or within 90 days of requisition



Maguire McNeice Solicitors  
Maguire McNeice Solicitors 2 Church Road Greystones Wicklow

Completed: 30th May 2023

Your Ref: VERM003003

Dear Sirs,

We refer to the above matter number and confirm that we have carried out searches as requested and as follows:

**1. Planning Searches**

We have carried out planning searches against the following addresses:

- a. Former Parochial Hall, Kevin Street, Tinahely, Co. Wicklow, WICKLOW (Residential)

Yours Faithfully

*ENKI Law Searchers*

---



## Update History

*No additional updates have been recorded against the specified search criteria since the initial search date.*



## Planning Search

**PLEASE SEE SEARCH RESULTS IN RESPECT OF LANDS AT:**

Former Parochial Hall, Kevin Street, Tinahely, Co. Wicklow

This search was carried out in the Planning Offices of **WICKLOW County Council** and against the above lands/premises. **Between 1988 and 30 May, 2023** we noted the following:



## Planning Search

### **Zoning**

Residential

### **Planning Applications Appearing on the Register**

Nil 1988 to date

### **Open Enforcements**

Nil

### **Vacant Sites Register**

Nil

### **Derelict Sites Register**

Nil

### **National Monuments**

NIAH LIST ID 16321023

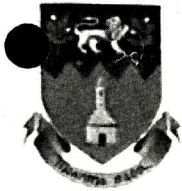
### **Miscellaneous**

Tinahealy Architectural Conservation Area

### **Comments**

In accordance with your instructions, we or our agents carried out a search of the Planning Offices and made a search against the above lands/premises. Our search was strictly carried out against the highlighted or marked map or address provided to us to carry out the search. This search was not conducted against any alternative description(s) of the address in question. No responsibility is or can be taken for any errors or omissions in the records of the registers including software faults/glitches in the records of the database.





# Comhairle Contae Chill Mhantáin Wicklow County Council

Forbairt Pleanála agus Comhshaol  
Planning Development and Environment

Áras An Chontae - County Buildings  
Cill Mhantáin / Wicklow  
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Fais / Fax: (0404) 69462  
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Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

28<sup>th</sup> November 2023

Saskia Vermeulen & Paul Smyth,

Re: Planning & Development (Amendment) (No 2) Regulations 2018  
Change of use of existing structures used as shop, financial/professional services/office or  
as a Residential club/guesthouse/hostel to residential use.  
Class 1, 2, 3 or 6 of Part 4 to Schedule 1 Planning & Development Regulations 2001 as  
amended.

Applicant: Saskia Vermeulen & Paul Smyth, Change of use of premises at Kevin Street, Tinahely,  
Wicklow Y14YW42, 1 x 4 bed unit.

## NOTIFICATION NO 27

A Chara,

I wish to acknowledge receipt of your notification received on the 23<sup>rd</sup> November 2023 with regard  
to the change of use of the above premises to residential use.

Please find attached copy of the Planning & Development (Amendment) (No 2) Regulations 2018  
and Planning & Development (Exempted Development) Regulations 2022. It is noted that you are  
declaring that you are fully compliant with these Regulations which are subject to numerous  
conditions and caveats. **Please be aware that the Planning Authority has not carried out an  
examination for compliance of the proposed change of use with these Regulations.**

If you wish the Planning Authority to examine whether or not you meet the exemptions set out  
under the Regulations, you must make a Section 5 Referral to the Planning Authority, further details  
which are available on the Council's website at  
<https://www.wicklow.ie/Living/Services/Planning/Planning-applications/Exempted-development>  
The Section 5 referral should include sufficient details in order to assess the proposal. Alternatively  
you may wish to seek your own independent planning advice in relation to this exemption.

The Planning Authority will enter on record this notification which shall be available for inspection at  
the office of the Planning Authority during its office hours and on the Planning Authority's website.

Mise le meas

ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT.  
Encls





**CHURCH OF IRELAND  
THE REPRESENTATIVE CHURCH BODY**

**Legal Department**

Church of Ireland House, Church Avenue, Rathmines, Dublin 6 D06 CF67

Our Ref: CROSSPATRICK (FERNS) MMcW/JB

Your Ref: MM/VERM003003

Tel: (+3531) 4978422

Fax: (+3531) 4125653

Email: [legal@rcbdub.org](mailto:legal@rcbdub.org)

DX 10010 Ranelagh

28 September 2023

FAO Mr. Mark Maguire  
Maguire McNeice LLP,  
Solicitors  
Bray

**DX 16004 BRAY**

**Our Client: The Representative Church Body**

**Your Clients: Paul Smyth and Saskia Vermeulen**

**Property: Parochial Hall, Kevin Street, Tinahely, Co. Wicklow**

Dear Sirs,

We refer to the sale of the above property, edged red on the attached map ("the Property"), to your clients on 28 September 2023.

For the purposes of an application for a *Vacant Property Refurbishment Grant* by your clients, we hereby confirm that the Property has been vacant for a period exceeding two years prior to 28 September 2023.

Yours faithfully



**Mark McWha**

Senior Solicitor

E-mail: [mark.mcwha@rcbdub.org](mailto:mark.mcwha@rcbdub.org)

Encl

# Land Registry Compliant Map

**CENTRE COORDINATES:**  
ITM 703427,673282

**PUBLISHED:** 16/01/2023  
**ORDER NO.:** 50311730\_1

**MAP SERIES:** 1:2,500  
**MAP SHEETS:** 4422-D

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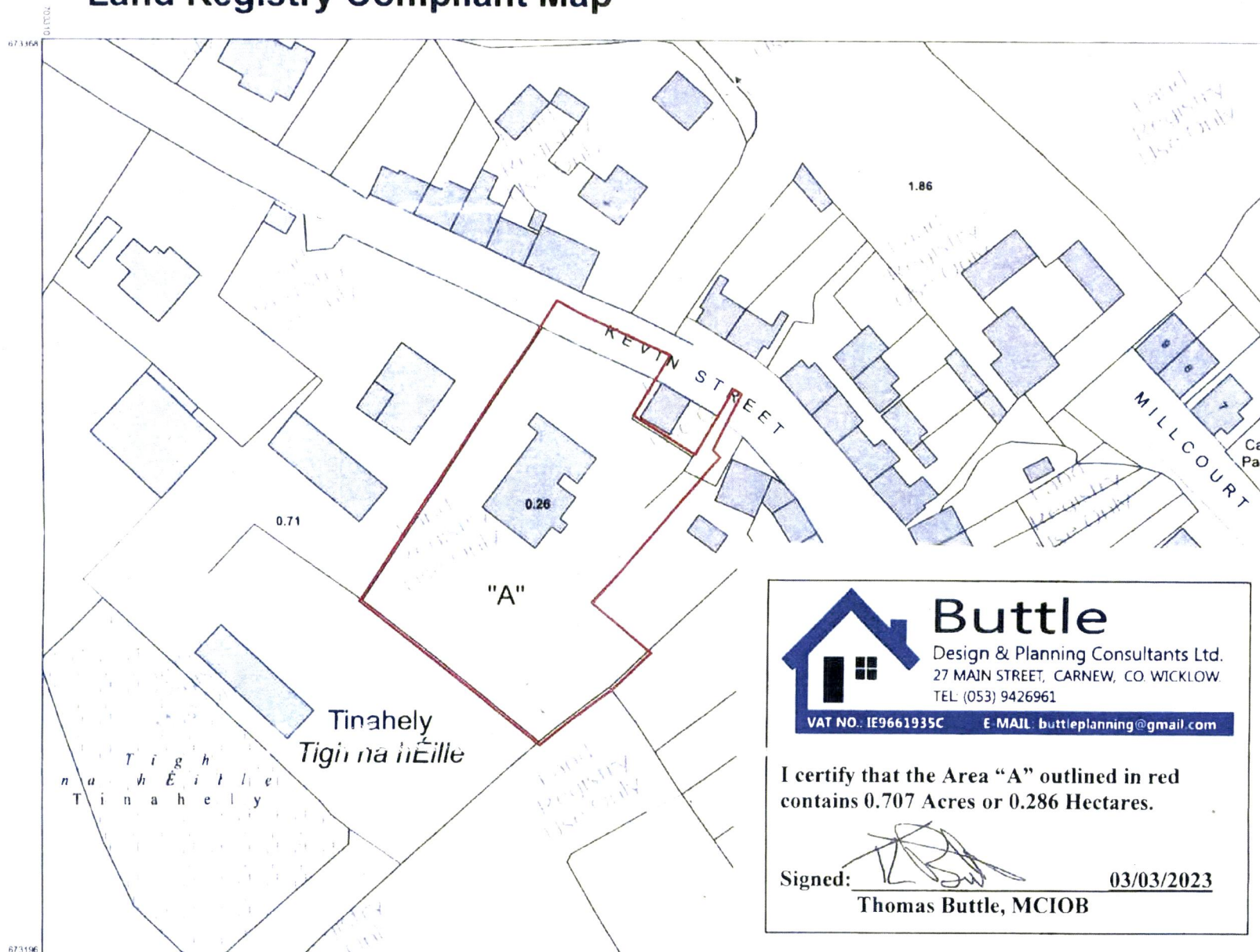
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search 'Large Scale Legend'



**Buttle**

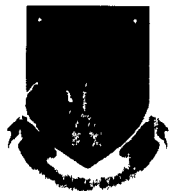
Design & Planning Consultants Ltd.  
27 MAIN STREET, CARNEW, CO. WICKLOW  
TEL: (053) 9426961

VAT NO.: IE9661935C E-MAIL: [buttleplanning@gmail.com](mailto:buttleplanning@gmail.com)

I certify that the Area "A" outlined in red  
contains 0.707 Acres or 0.286 Hectares.

Signed:  03/03/2023  
Thomas Buttle, MCIOB

**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'



# Comhairle Contae Chill Mhantáin Wicklow County Council

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

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Rphost / Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

**21<sup>st</sup> August 2024**

**Aoife Donnelly  
Kingston  
Hayes  
Navan  
Co. Meath  
C15 Y9K3**

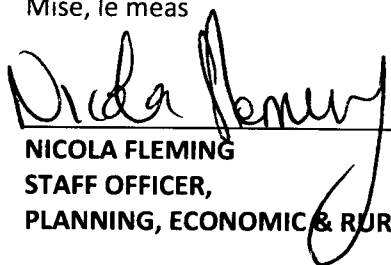
**RE: EX67/2024 for Saskia Vermeulen & Paul Smyth**

A Chara

In respect of your query under Section 5 of the Planning and Development Act 2000 (as amended), received on 26<sup>th</sup> July 2024, as to whether works to the parochial hall, Kevin Street, Tinahely constitutes exempted development with the meaning of the Planning & Development Act, 2000 (as amended) in order to fully assess the Section 5 query, you are requested to submit further details concerning the proposed development, as follows:

1. From drawings submitted with the Section 5 it would appear that the applicants are seeking to convert the parochial hall/church to residential dwelling. It is considered the works identified in the Section 5 would facilitate such a conversion. The Planning Authority considers that the conversion represents a material change of use, and therefore development. You are therefore requested to submit further details as to the proposed use of the structure, and identify consents received for this change of use. Please note that the works identified under this Section 5 are likely to consolidate unauthorised development in the absence of all necessary consents.

Mise, le meas



**NICOLA FLEMING  
STAFF OFFICER,  
PLANNING, ECONOMIC & RURAL DEVELOPMENT**



*Tá an doiciméad seo ar fáil i bhformáid 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



## Section 5 Application : EX 67/2024

Date : 16<sup>th</sup> August 2024

Applicant : Saskia Vermeulen & Paul Smyth

Address : The Old Parochial Hall, Kevin Street, Tinahely, Co. Wicklow.

Whether or not :

Works to structure is development and is exempted development. The works proposed have been summarised as follows:

- A. Kitchen: Reconstruction of the existing rear (east) facing kitchen gable wall, formerly the church vestry, which has suffered substantial structural cracking, as evidenced in figures 16 & 17**
- B. 20th century WC and porch structures: demolition as currently detracting from the coherence of the original structure, with the WC extension in particular highly visible from the Kevin Street and main approach, obscuring the original side wing and it's elegant cut granite elevation with original lancet window and Gothic Revival details.**
- C. Addition of 1 x no, Velux conservation rooflight to rear face of pitched roof.**

It is also noted that floor plans have been provided to show that the parochial hall will be converted to a dwelling however the question hasn't been asked by the applicant whether the change of use to a dwelling is development and is exempted development.

### Planning History:

Section 5 for change of use of hall to pre-school, (ref 08/22) was refused.

### Tinahely Town Plan 2022-2028

Zoning Objective: RE: Existing Residential

To protect, provide and improve residential amenities of existing residential areas

Whilst the structure is not protected, it is within the Tinahely ACA and is listed on the NIAH as the Tinahely Methodist Church. The NIAH record states as follows:

*Detached multiple-bay single-storey Methodist church, built 1873. The church is constructed in coursed granite which rests on a small chamfered plinth. The front door is located within a small projecting gabled porch which is on the north side. To the east and west elevations there are relatively recent additions. Window openings are pointed arch headed with lattice pattern frames. To the north elevation there is a triple lancet window. The interior has been stripped of all ecclesiastical fittings but retains a timber boarded vaulted ceiling with geometric timber frame. The church is set on a slight rise and is set back behind a low granite wall with a wrought-iron gate.*

### Residential Development Objectives

TIN1 New residential development shall comply with the principles, objectives and standards set out in the Wicklow County Development Plan.

### Heritage Objectives

TIN19 To protect the character of the Tinahely ACA in accordance with the objectives set out in Chapter 8 of the County Development Plan.

## **Relevant Legislation:**

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

Section 2: (1) In this Act, except where the context otherwise requires—

“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,

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

Section 3:

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

Section 4(2) provides that the Minister may by regulations provide any class of development to be exempted development. The Regulations which are applicable in this case are the Planning and Development Regulations 2001 (as amended).

Section 4

(1): The following shall be exempted developments for the purposes of this Act—

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

(3); A reference in this Act to exempted development shall be construed as a reference to development which is—

(a) any of the developments specified in *subsection (1)*, or

(b) development which, having regard to any regulations under *subsection (2)*, is exempted development for the purposes of this Act.

Section 82(1) Development in Architectural Conservation Areas states:

Notwithstanding *section 4 (1)(h)*, the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.

### *Planning and Development Regulations 2001(as amended)*

Schedule 2: Part 4:

CLASS 9

Use—



- (a) for the provision of residential accommodation and care to people in need of care (but not the use of a house for that purpose),
- (b) as a hospital or nursing home,
- (c) as a residential school, residential college or residential training centre.

**Assessment:**

Schedule 2 Part 4 of the Planning and development Regulations 2001 (as amended) lists the change of use classifications which can be considered as exempted development and class 9(a) states that the use of a house is not included within the exemptions. The applicant should confirm whether they are seeking to change the use of the parochial hall/church to a dwelling as this is likely to be a material change of use.

**Recommendation:**

With respect to the query under Section 5 of the Planning and Development Act 2000(as amended), as to whether works to the parochial hall, Kevin Street, Tinahely constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

*Further Information.*

- ① The Planning Authority consider that further information is required to confirm whether the applicants are seeking to convert the parochial hall/church to a residential dwelling as this is likely to be a material change of use that would require planning permission. It is noted that any works to the structure that are associated with its conversion to a dwelling ~~would~~ constitute unauthorised development.

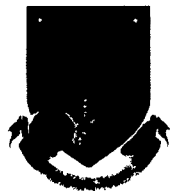
*from Kennedy*

Keara Kennedy  
Executive Planner  
20/08/2024

*It is considered the works identified in RB Section 5 would quite such a conversion. The Planning Authority considers that the conversion represents a material change of use, and therefore development. You are therefore requested to submit further details as to the proposed use of the structure, and identify consents required for this change of use. Please note that the works identified under this Section 5 are likely to constitute unauthorised development in the absence of all necessary consents.*

*Agreed as modified*

*SMK*  
20/08/2024



# Comhairle Contae Chill Mhantáin Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
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Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

## MEMORANDUM

### WICKLOW COUNTY COUNCIL

---

**TO: Keara Kennedy**  
**Executive Planner**

**FROM: Nicola Fleming**  
**Staff Officer**

---

**RE:- Application for Certificate of Exemption under Section 5 of the  
Planning and Development Acts 2000 (as amended).  
EX67/2024**

I enclose herewith application for Section 5 Declaration received completed on 26/07/2024.

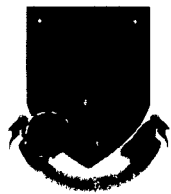
The due date on this declaration is 22<sup>nd</sup> August 2024.



---

**Staff Officer**  
**Planning, Economic & Rural Development**





# Comhairle Contae Chill Mhantáin Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
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Suíomh / Website [www.wicklow.ie](http://www.wicklow.ie)

30<sup>th</sup> July 2024

**Aoife Donnelly  
Kingston  
Hayes  
Navan  
Co. Meath  
C15 Y9K3**

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX67/2024 – Saskia Vermeulen and Paul Smyth**

A Chara

I wish to acknowledge receipt on 26/07/2024 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 22/08/2024.

Mise, le meas

**Nicola Fleming  
Staff Officer  
Planning, Economic & Rural Development**



*Ta an doiciméad seo ar fáil i bhformáid eile ar iarratas  
This document is available in alternative formats on request*

Ba chóir gach comhfhreagras a sheoladh chuig an Stúirthóir Seirbhísí, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe.  
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development



Knockraheen

Roundwood

Co. Wicklow

A98D653

RECEIVED 26 JUL 2024

Wicklow County Council

County Buildings

Whitegates

Wicklow Town

**Ref: Application for Section 5; The Old Parochial Hall, Kevin Street, Tinahely, Co. Wicklow, Y14YW42**

Dear Sir/Madam,

As the new custodians of The Old Parochial Hall in Tinahely, we enclose our Section 5 application for exempted development works.

Enclosed within, please find the following information:

- Completed Section 5 Application Form
- Studio adA Drawings including a Land Registry Map
- Payment for 80 euros (paid by telephone)
- Vacant Property Confirmation Letter

We enclose the following information in support of our application:

- **Remedial Works**

The rear of the structure is in need of essential, urgent repairs to protect the integrity of the structure. The proposed works include:

-Reconstruction of the existing rear kitchen gable wall which is a 20<sup>th</sup> century addition and not an original coursed granite wall. As evident in the accompanying photos, it has suffered substantial structural cracking and needs to be replaced.

- **Improvement Works**

-The demolition of 20<sup>th</sup> century, non-heritage value WC block and porch (formed of reinforced concrete and cement render) which reduce the thermal mass/energy conservation values and visual appearance of the original structure.

-Addition of one Velux conservation rooflight to rear face of pitched roof to enhance daylight in the original hall and increase thermal mass.

The proposed works do not affect any adjoining property and all remedial and improvement works focus on repairing and honouring the original features of the building to allow it to retain its thermal mass and perform environmentally as intended. The building is not protected or listed and was acquired in 2023 after a period of over two years of disuse, during which the structure began to fall into disrepair. We believe these works enhance the heritage value and safeguard this unique and important local structure.

We trust the enclosed drawings, together with the associated documentation are in order and we look forward to hearing from you in due course. Please do not hesitate to contact us if you would like to visit the hall, or if there are any aspects you wish to discuss further.

Yours faithfully,

Saskia Vermeulen and Paul Smyth

RECEIVED 26 JUL 2024

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County Buildings  
Wicklow  
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26/07/2024 11 20 44

Receipt No L 1/0/332434  
\*\*\*\*\* REPRINT \*\*\*\*\*

SASKIA VERNEULEN  
KNOCKRAHEEN  
ROUNDWOOD  
CO WICKLOW

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

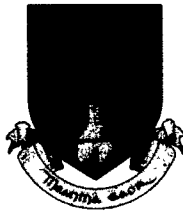
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SECTION 5 Y14YW42	

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**RECEIVED 26 JUL 2024**

**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: Saskia Vermeulen & Paul Smyth  
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) Aoife Donnelly Architect, adA  
Address of Agent: Studio 3, Ridley Road Studios, 89 Ridley Road, London E8  
2NH / Kingston, Hayes, Navan, Co. Meath C15 Y9K3

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

**3. Declaration Details**

- i. Location of Development subject of Declaration:  
Old Parochial Hall, Kevin Street, Tinahely, Co. Wicklow, Y14YW42
- ii. Are you the owner and/or occupier of these lands at the location under i. above ?

Yes

- iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier n/a
- iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration \_\_\_\_\_

Seeking Section 5 Declaration in relation to:

Demolition of non-original C20th WC and porch extensions, remedial/ repair works comprising reconstruction of structurally compromised gable wall to former apse (designated parochial hall kitchen since mid C20th), addition of single Velux conservation type rooflight to rear face of roof \_\_\_\_\_

*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 And Development Act 2000 As Amended Section 4(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

**With regards to the Planning And Development Act (Exempted Development) Regulations 2022 conditions:**

(c)(i) The structure was built prior to 2018

(c) (ii) The structure has been used for the purpose of its current class at some time

(c) (iii) The structure has been vacant for a period of 2 years or more (letter from Vendor's solicitor)

(d) (I)(II)(III) Renovations will primarily affect the interior of the structure, retain 50% of the existing external fabric of the building and not materially affect the external appearance.

(viii) The structure is not protected or listed.

(xii) The structure is connected to mains waste removal and water.

- vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of

a Protected Structure ( or proposed protected structure) ?

No \_\_\_\_\_

List of Plans, Drawings submitted with this Declaration Application:

061\_EX\_01 Existing Land Registry Approved Plan 1:1000

061\_EX\_02 Existing Block Plan 1:500

061\_EX\_03 Existing Ground Floor Plan 1:100 @A3

061\_EX\_04 Existing Elevations 1:100 @A3

061\_EX\_05 Existing Elevations & Sections 1:100 @A3

061\_PP\_01 Proposed Ground Floor Plan 1:100 @A3

061\_PP\_02 Proposed Elevations 1:100 @A3

061\_PP\_03 Proposed Elevations & Sections 1:100 @A3

---

viii. Fee of € 80 Attached ? Yes (paid by phone) \_\_\_\_\_

Signed : Saskia Vermeulen & Paul Smyth Dated : 24/07/2024 \_\_\_\_\_

**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 -

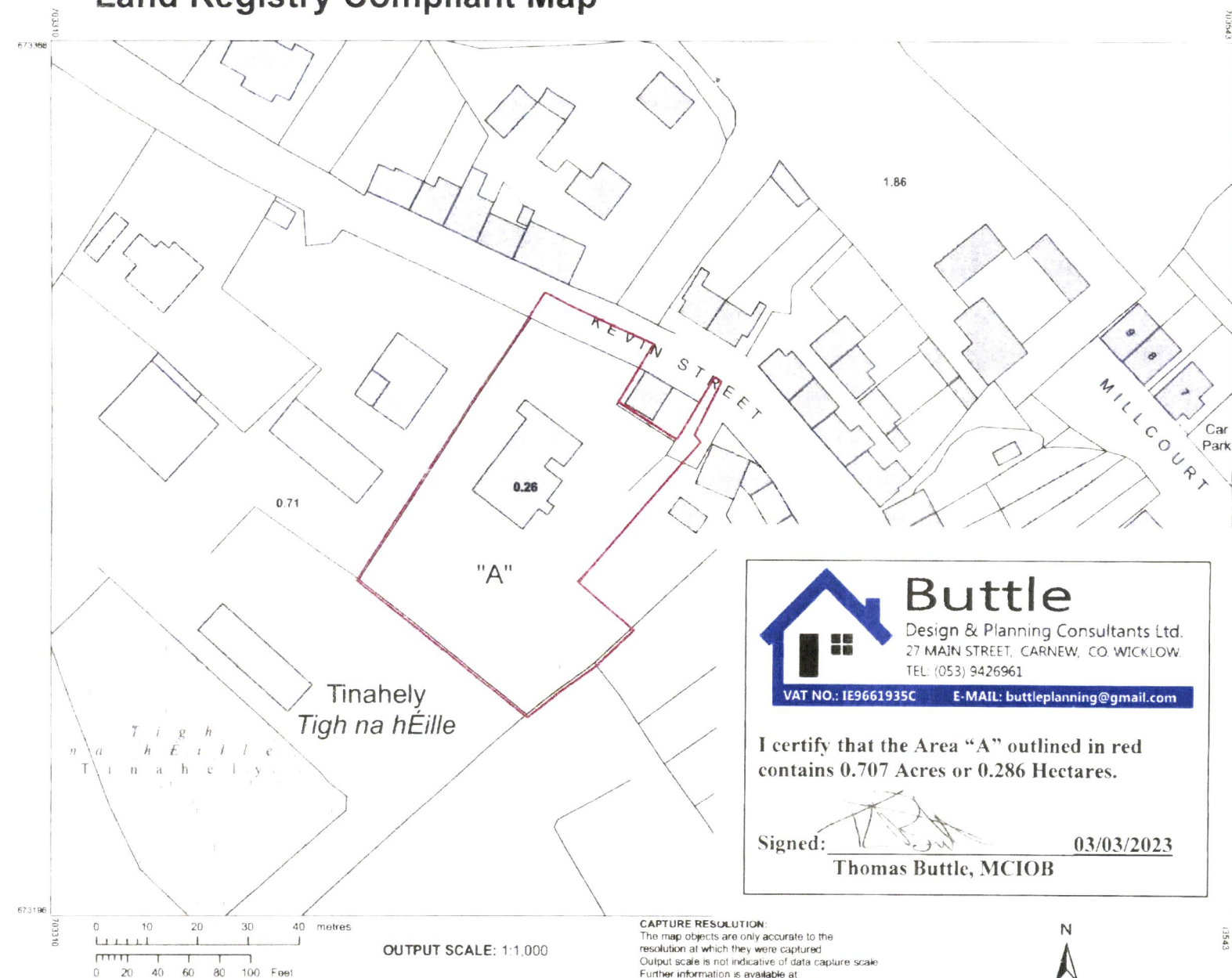
The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 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.

# Land Registry Compliant Map



**CENTRE COORDINATES:**  
ITM 703427 673282

**PUBLISHED:** 16/01/2023  
**ORDER NO.:** 50311730\_1

**MAP SERIES:** 1:2,500  
**MAP SHEETS:** 4422-D

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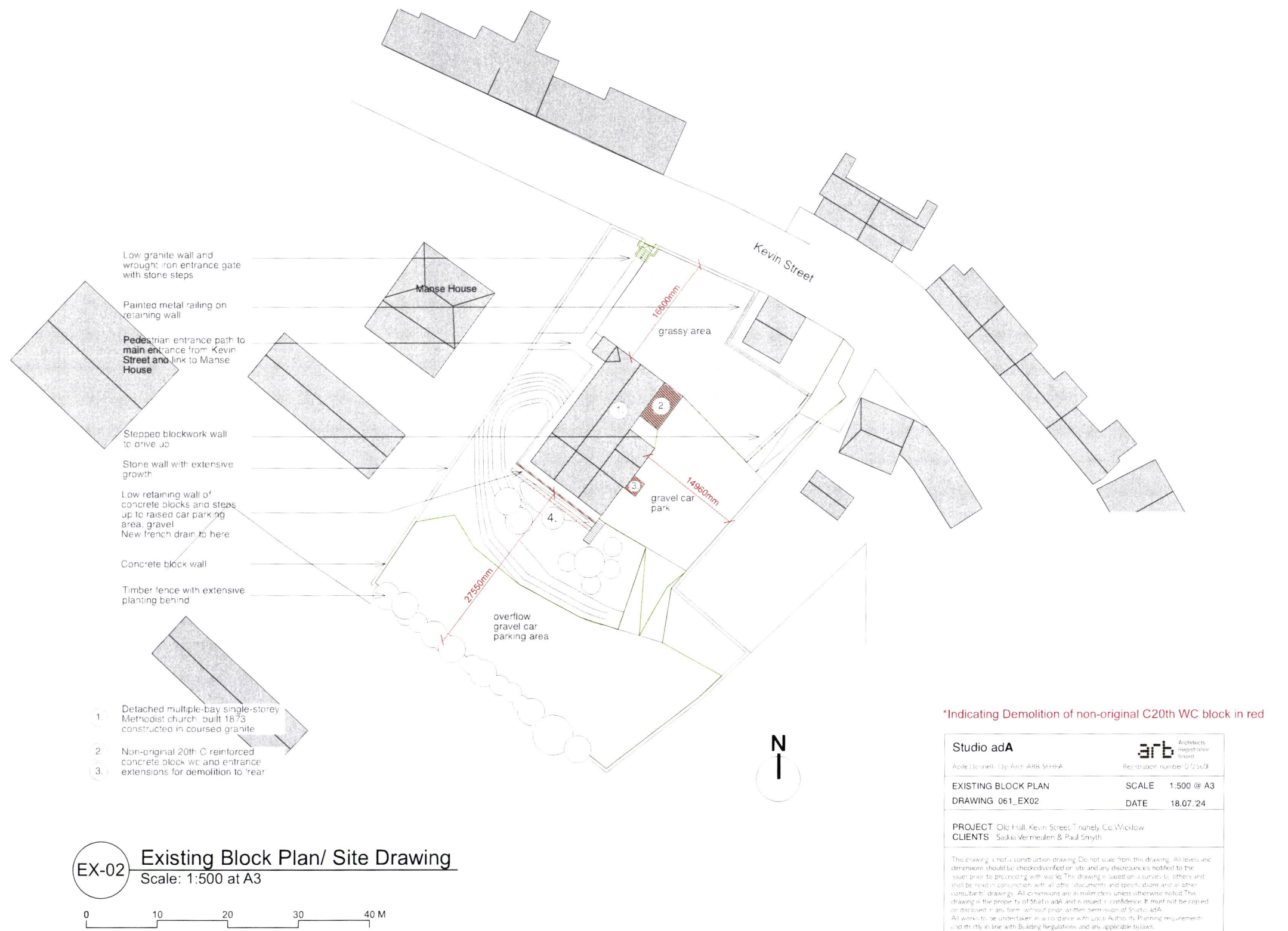
**Buttle**  
Design & Planning Consultants Ltd.  
27 MAIN STREET, CARNEW, CO. WICKLOW.  
TEL: (053) 9426961  
VAT NO.: IE9661935C E-MAIL: [buttleplanning@gmail.com](mailto:buttleplanning@gmail.com)

**I certify that the Area "A" outlined in red contains 0.707 Acres or 0.286 Hectares.**

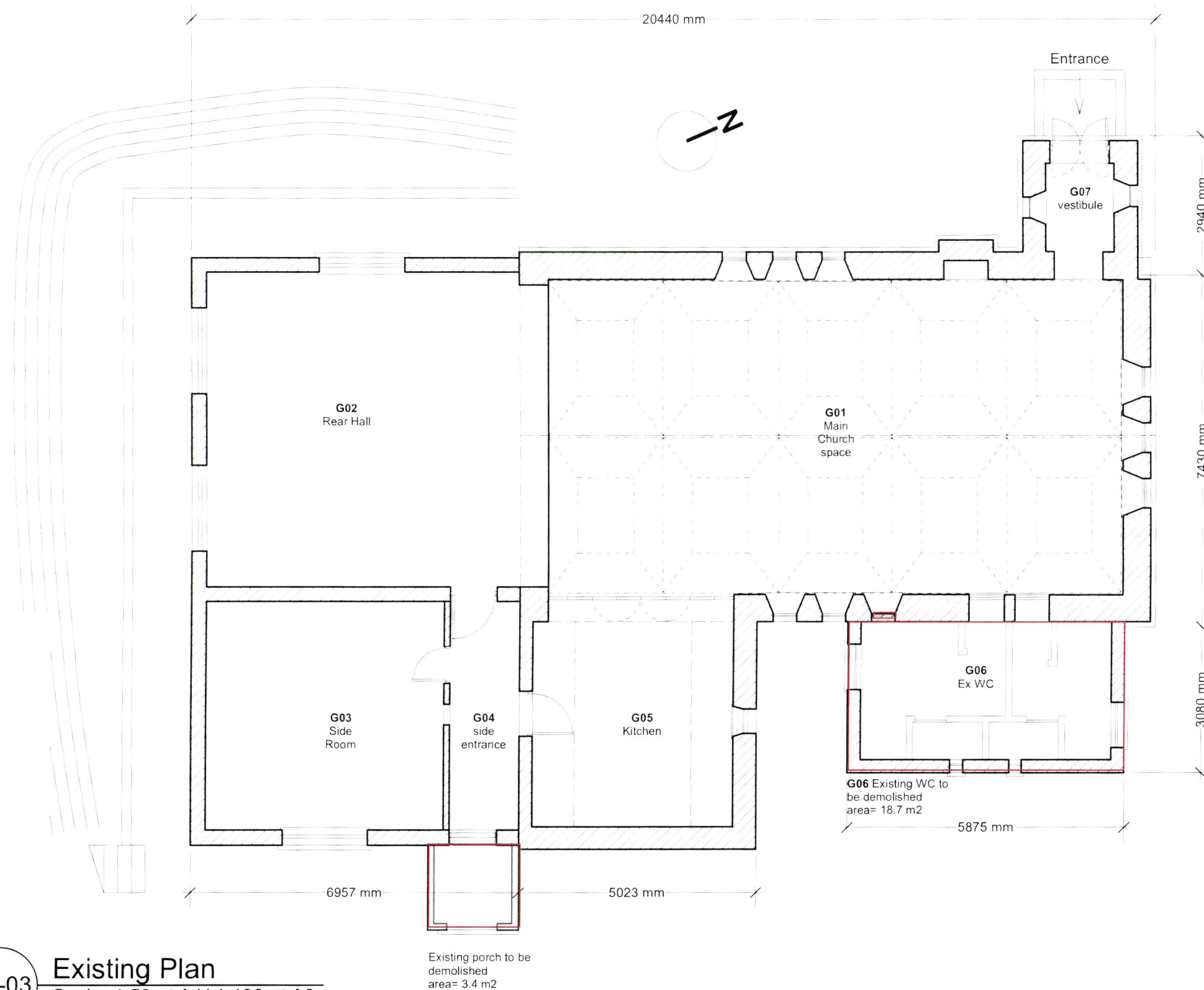
Signed:  03/03/2023

Thomas Buttle, MCIOB

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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"







**EX-03** Existing Plan  
Scale: 1:50 at A1/ 1:100 at A3

0 1 2 3 4 M

\*Indicating Demolition of non-original C20th WC block in red

<b>Studio adA</b> Aoife Donnell Dip Arch ARB SFH&A		<b>arb</b> Architects Registration Board Registration number 07256/01	
<b>EXISTING GROUND FLOOR PLAN</b> DRAWING 061_EX03		SCALE 1:50 @A1 1:100 @ A3	DATE 18.07.24
<b>PROJECT</b> Old Hall, Kevin Street, Tinahely, Co. Wicklow <b>CLIENTS</b> Saskia Vermeulen & Paul Smyth			
<small>           This drawing is not a construction drawing. Do not scale from this drawing. All levels and dimensions should be checked/verified on site and any discrepancies notified to the issuer prior to proceeding with works. This drawing is based on a survey by others and shall be read in conjunction with all other documents and specifications and all other consultants' drawings. All dimensions are in millimeters unless otherwise noted. This drawing is the property of Studio adA and is issued in confidence. It must not be copied or disclosed in any form without prior written permission of Studio adA. All works to be undertaken in accordance with Local Authority Planning requirements and strictly in line with Building Regulations and any applicable bylaws.         </small>			





# THE OLD PAROCHIAL HALL TINAHELY

**SECTION 5 SUBMISSION**  
to Wicklow County Council

**Site:** Old Hall Tinahely Co. Wicklow  
**Agent:** Aoife Donnelly /Studio adA

**Clients:** Saskia Vermeulen & Paul Smyth  
Kevin Street, Tinahely, Co. Wicklow, Y14YW42

PLANNING & BUILDING CONTROL AUTHORITY  
WICKLOW COUNTY COUNCIL

**Date:** 23.07.'24





Above: Archive image of the Hall, looking from inside entrance gate  
source: National Built Heritage Service of Ireland, recorded 2003

## Introduction:

The Old Parochial Hall in Tinahely was originally constructed in 1873 as a Methodist church with the adjacent Manse House added 1887, both linked to the Coolattin Estate and the Fitzwilliam family, and a part of the Kilcommon parish. The structure was acquired by the Church of Ireland between 1962-64 and used as a Community Hall for over 50 years, following which the community had migrated to a purpose-built community hall in the village in 2020. It was during this era that the unsympathetic changes, including the addition of the rear entrance porch and Male and Female WC block addition to the Kevin Street elevation, were executed.

Although the building is not a listed or protected structure, these additions both detract from the structure's heritage value, as well as its coherence and legibility from the Kevin Street approach. Additionally, these additions limit the capacity for the building's fabric to perform environmentally as originally intended; preventing the structure from retaining its thermal mass and from breathing, and drying out naturally.

The site has been acquired in 2023 after a period of over two years of disuse, during which the structure had been falling into disrepair.



Above: Archive image of the Hall, looking from inside entrance gate, ascending the slope  
source: National Built Heritage Service of Ireland, , recorded 2003

Assuming the role of custodians of the structure, the new owners wish to safeguard the structure and sensitively bring it back into active use as their family home.

## Proposed remedial and improvement works to the rear of the structure, refer drawings:

- A. Kitchen: Reconstruction of the existing rear (east) facing kitchen gable wall, formerly the church vestry, which has suffered substantial structural cracking, as evidenced in figures 16 & 17
- B. 20th century WC and porch structures: demolition as currently detracting from the coherence of the original structure, with the WC extension in particular highly visible from the Kevin Street and main approach, obscuring the original side wing and it's elegant cut granite elevation with original lancet window and Gothic Revival details.
- C. Addition of 1 x no, Velux conservation rooflight to rear face of pitched roof.





Figure 1.



Figure 2.



Figure 3.



Figure 4.



Figure 5.



Figure 6.

## Schedule of contents

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## Image Key

Figure 1.	External North Elevation facing Kevin Street
Figure 2.	Detail of original West entrance door facing Manse House
Figure 3.	View of North Elevation showing C20th WC block extension (to be demolished)
Figure 4.	WC block to Rear (East) elevation (to be demolished)
Figure 5.	Rear (East) Elevation showing WC block (to be demolished) and original vestry/ later use as kitchen, gable to be reconstructed
Figure 6.	Original Rear (East) Vestry Elevation/ C20th use as kitchen (to be retained) lean-to porch (to be demolished) South extension (to be retained)





Figure 7.



Figure 8.



Figure 9.



Figure 10.

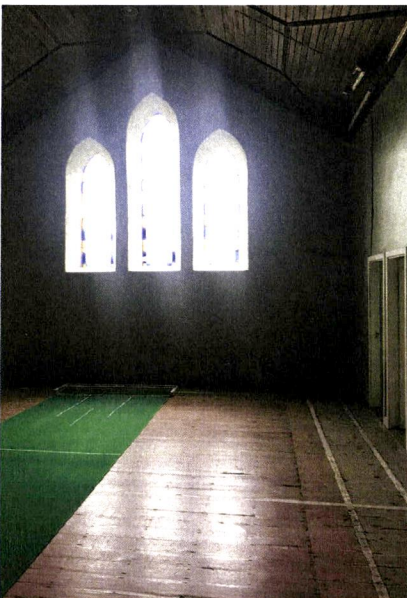


Figure 11.



Figure 12.

## Description of the Existing site and structure:

*'Detached multiple-bay single-storey Methodist church, built 1873 constructed in coursed granite which rests on a small chamfered plinth. The front door is located within a small projecting gabled porch which is on the north side. To the east and west elevations there are relatively recent additions. Window openings are pointed arch headed with lattice pattern frames. To the north elevation there is a triple lancet window. The interior has been stripped of all ecclesiastical fittings but retains a timber boarded vaulted ceiling with geometric timber frame. The church is set on a slight rise and is set back behind a low granite wall with a wrought-iron gate.'*

*This single-cell gothic-style church has a number of later additions but has retained its 19th-century charm and character. The town has the appearance of an early to mid 19th-century development and, dating from the end of that century, the church adds a feeling of continuing development to the streetscape.'*

Citation from the National Built Heritage of Ireland site, Registration Number 16321023 (Recorded 05/08/2003)  
<https://www.buildingsofireland.ie/buildings-search/building/16321023/tinahely-methodist-church-kevin-street-tinahely-tinahely-co-wicklow>

## Demolition works:

1. Removal of non- heritage value External WC block formed of reinforced concrete block construction and cement render, added in the 20th Century, this work will enhance the thermal mass and airtight-

## Image Key

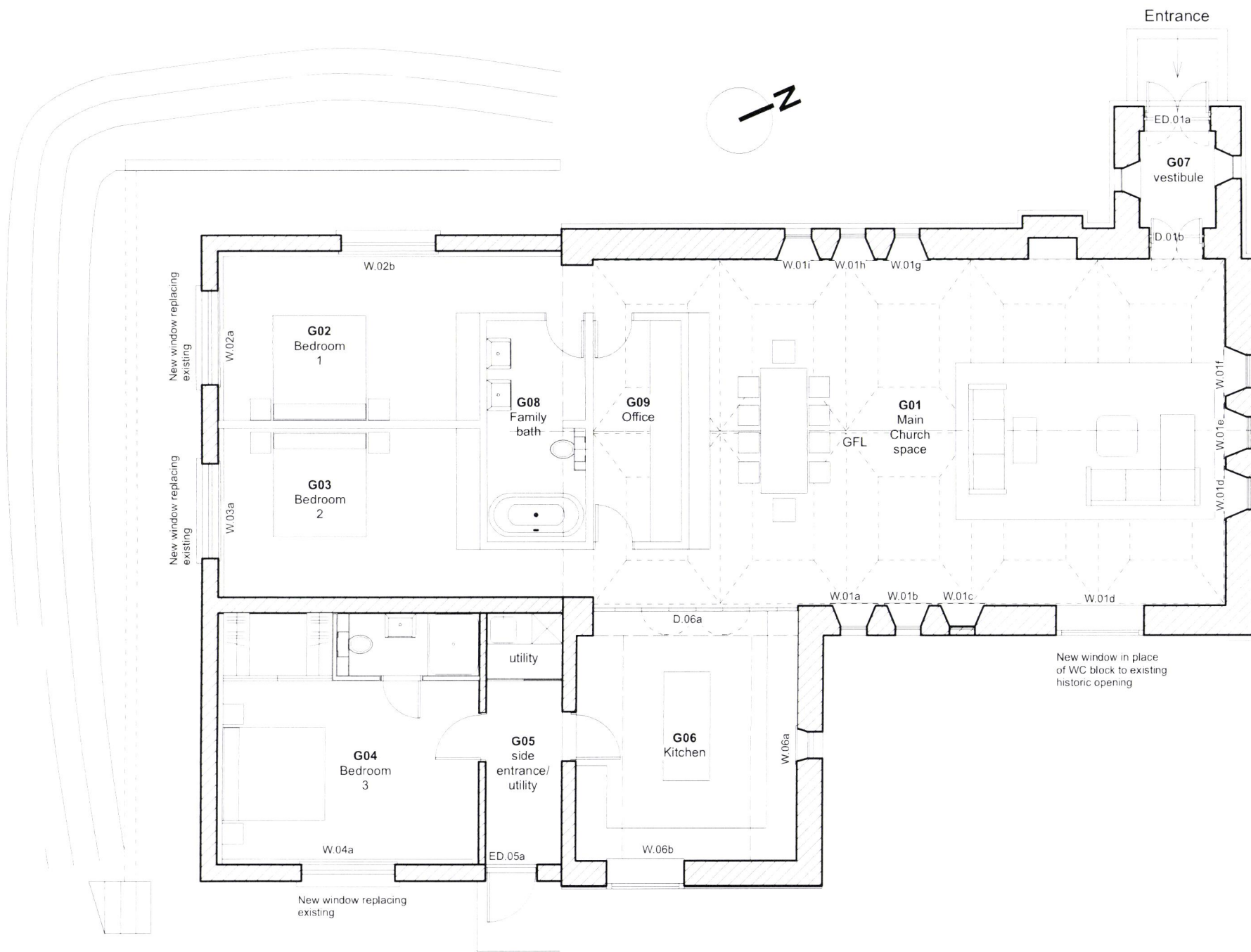
- Figure 7. Rear (East) extension at raised rear area of site (to be retained)
- Figure 8. South extension (to be retained) meeting original Front Elevation with original Entrance
- Figure 9. South extension (to be retained) meeting original Front Elevation
- Figure 10. View of Roofscape Structure from South and upper car park area (now overgrown)
- Figure 11. View (detail) of former church/ hall interior with tri-partite lancet leaded glass window facing North towards Kevin Street
- Figure 12. View of former church/ hall interior facing North towards Kevin Street



PP-01

Proposed Plan

Scale: 1:50 at A1 1:100 at A3



<b>Studio adA</b> <small>Aoife Donnelly Dia Arch ARB SFHEA</small>		 <small>Architects Registration Board Registration number 072,560</small>	
<b>PROPOSED GROUND FLOOR PLAN</b> DRAWING 061_PP01		<b>SCALE</b> 1:50 @A1 1:100 @ A3	<b>DATE</b> 18.07.24
<b>PROJECT</b> Old Hall, Kevin Street, Tinahely, Co. Wicklow <b>CLIENTS</b> Saskia Vermeulen & Paul Smyth			
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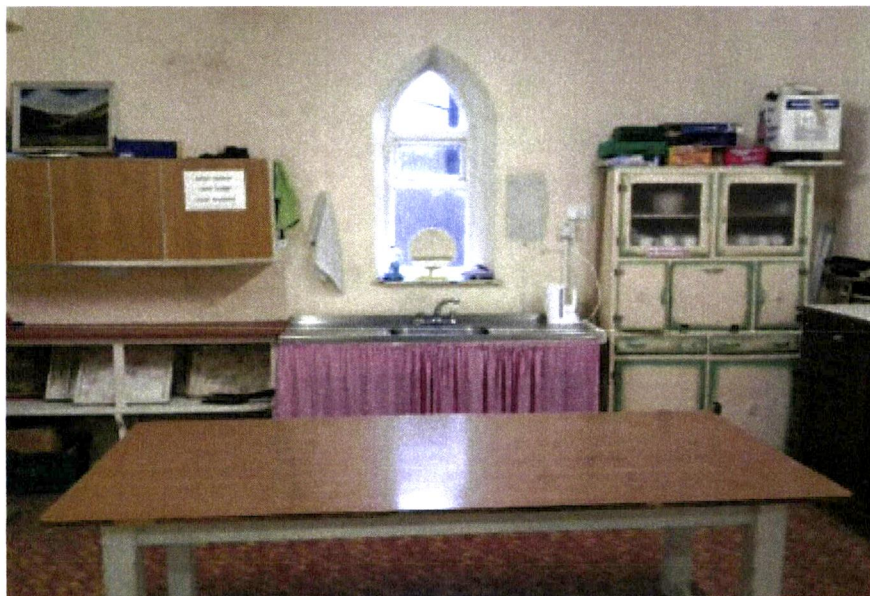


Figure 13.



Figure 14.

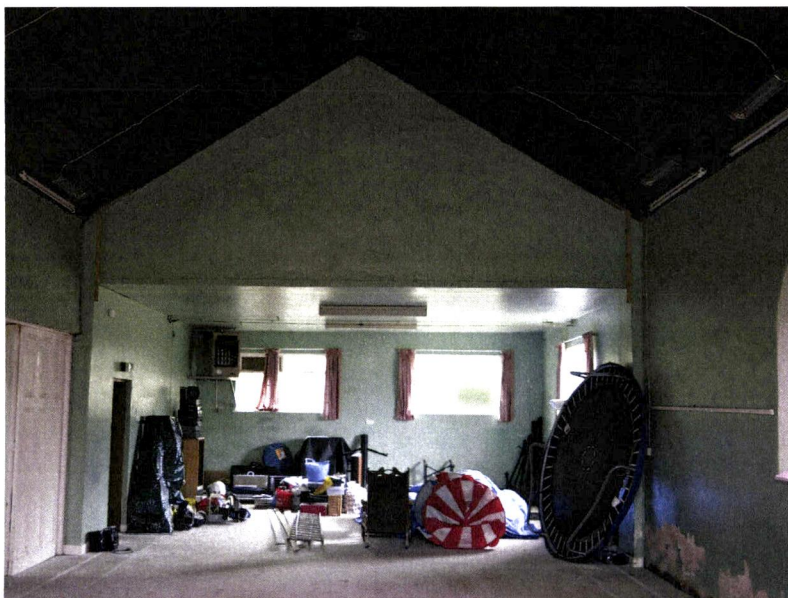


Figure 15.



Figure 16.

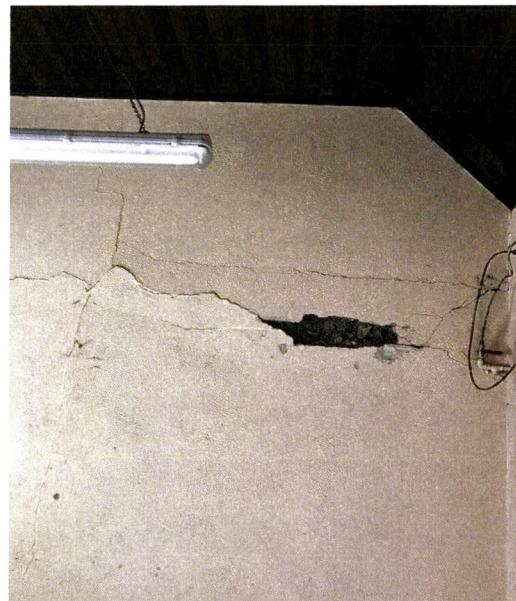


Figure 17.

- ness/ energy conservation values of the original structure.
2. Removal of non- heritage value external rear entrance porch added in the 20th Century

#### Remedial works:

The Hall is in need of essential repairs to protect the integrity of the structure. The proposed remedial works include:

1. Reconstruction of structurally compromised Rear (West) original side wing gable wall, now kitchen and formerly vestry

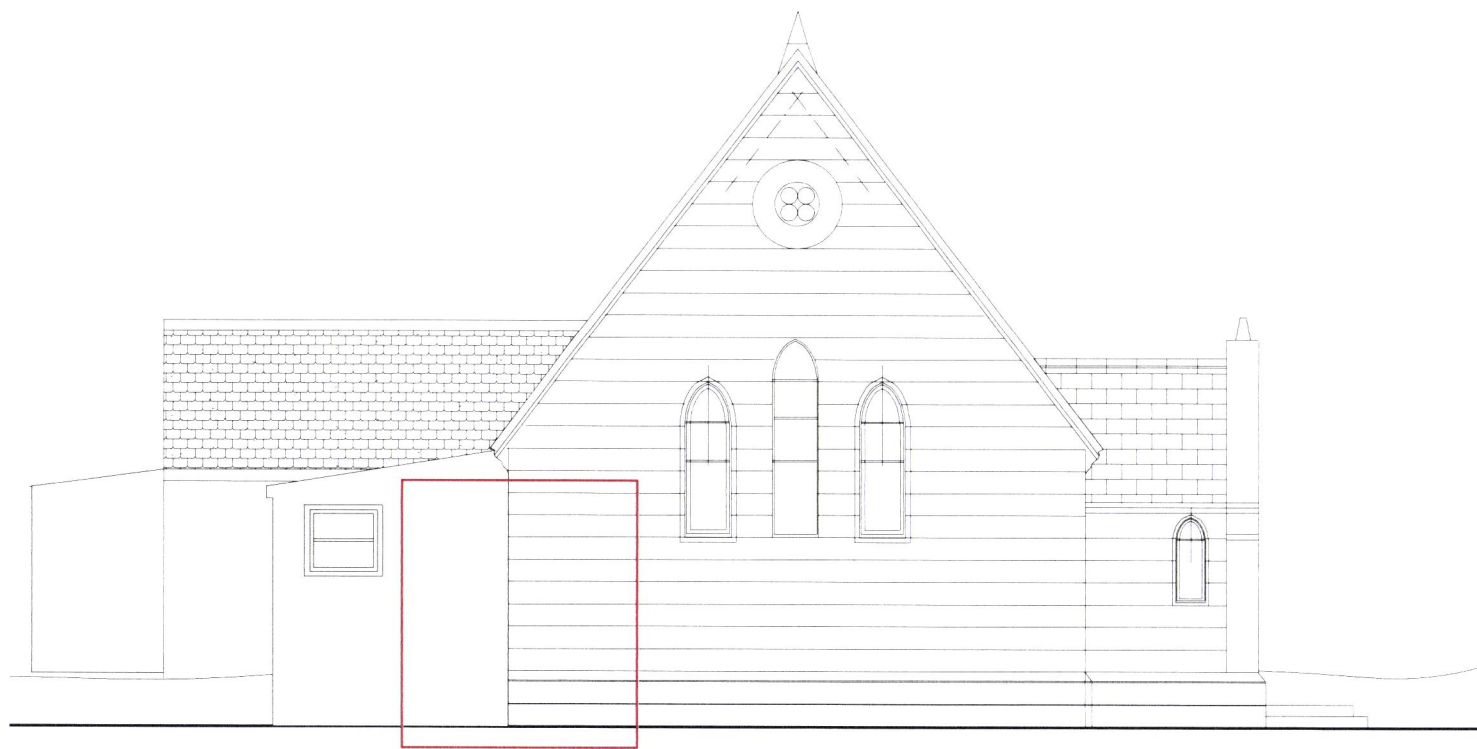
#### Notes:

- The proposed works do not affect any adjoining property and all remedial works focus on repairing/replacing existing features of the Hall and will not detract from the character of Tinahely Village.
- Works to kitchen wall are deemed essential repair work (see image of the crack through the wall).
- To note that all of these works are to the Rear (East) of the building and there are no proposed works to the Front/ Entrance Porch elevation.

#### Image Key

- Figure 13. Interior of kitchen space, part of original structure
- Figure 14. Internal corridor serving kitchen and hall
- Figure 15. Interior of hall looking towards raised car park
- Figure 16. Exterior view of rendered kitchen elevation, formerly vestry
- Figure 17. Detail of structural failure/ cracking to kitchen





1

## Existing Elevation to Kevin Street (North)

Scale: 1:100

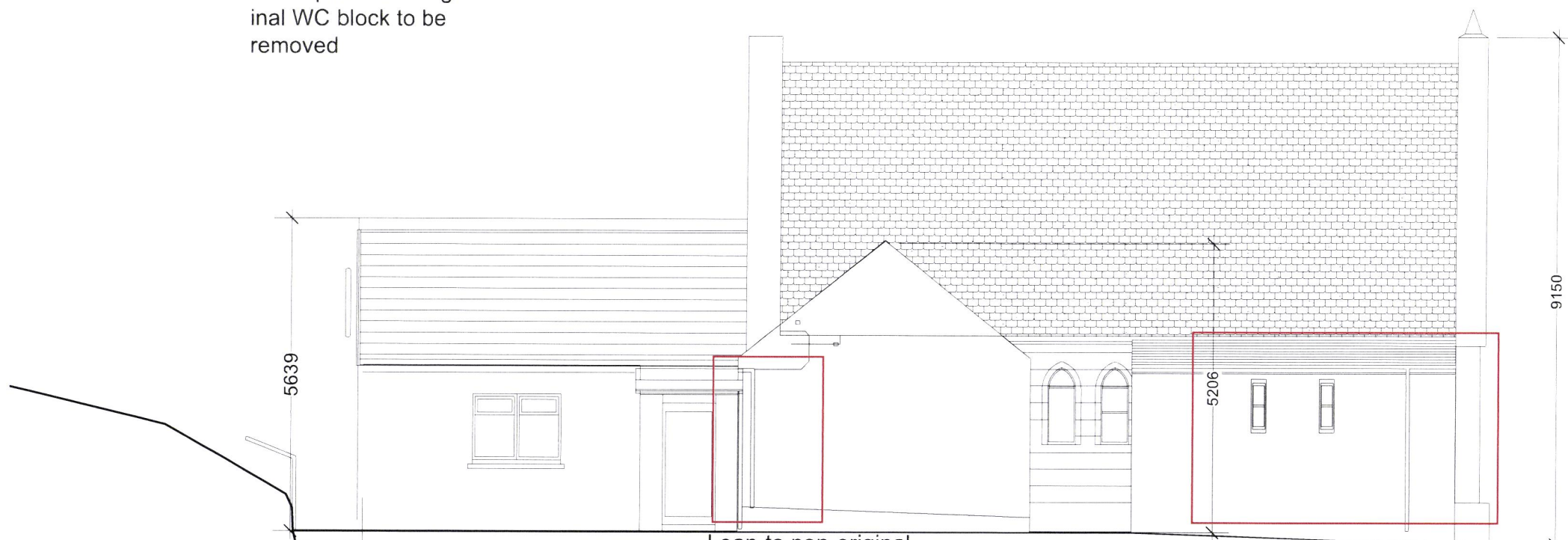
Mono-pitch non-original WC block to be removed



2

## Existing Elevation (South)

Scale: 1:100



3

## Existing Rear (East) Elevation

Scale: 1:100

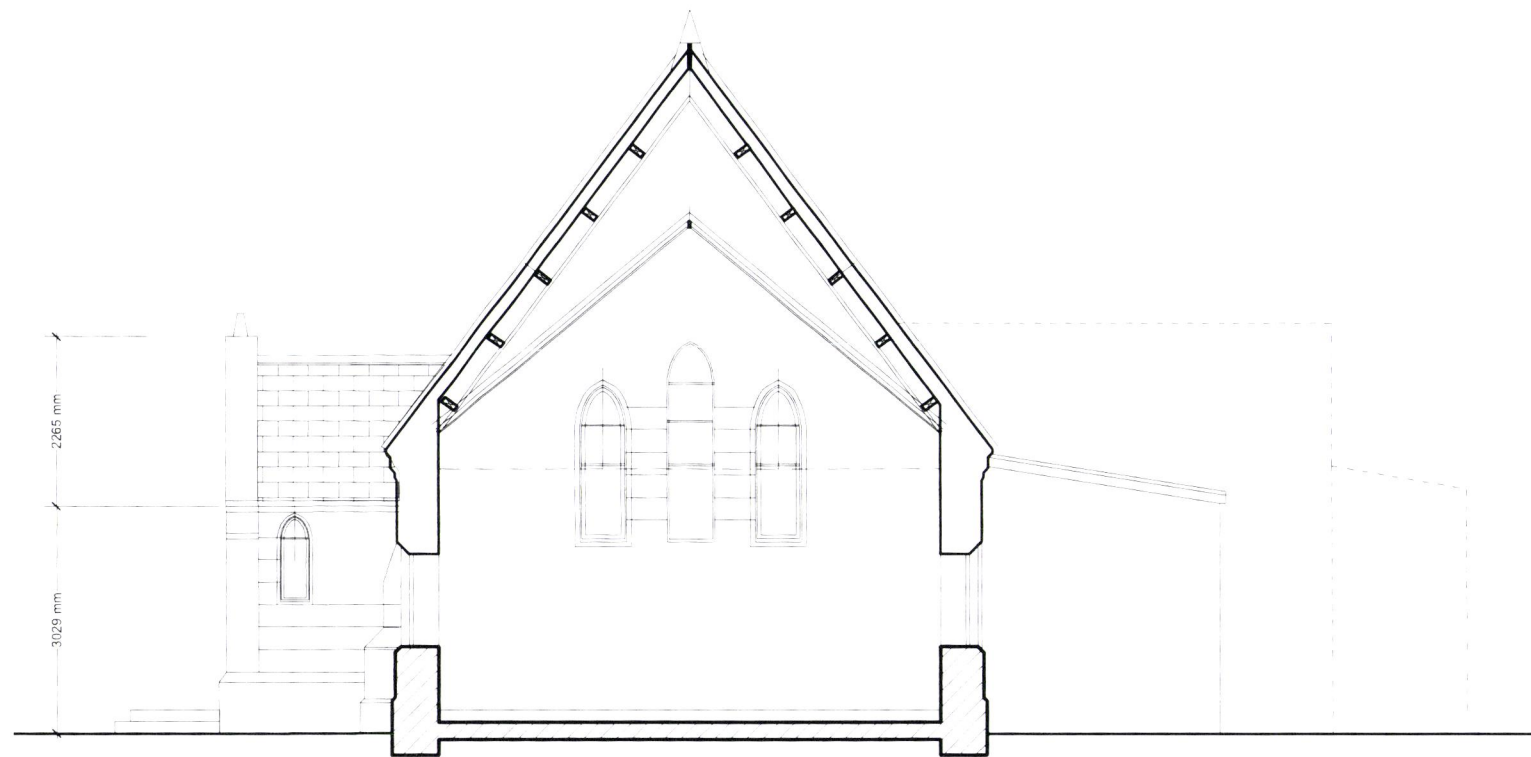
0 1 2 3 4 M

Lean-to non-original entrance porch to be removed

Mono-pitch non-original WC block to be removed

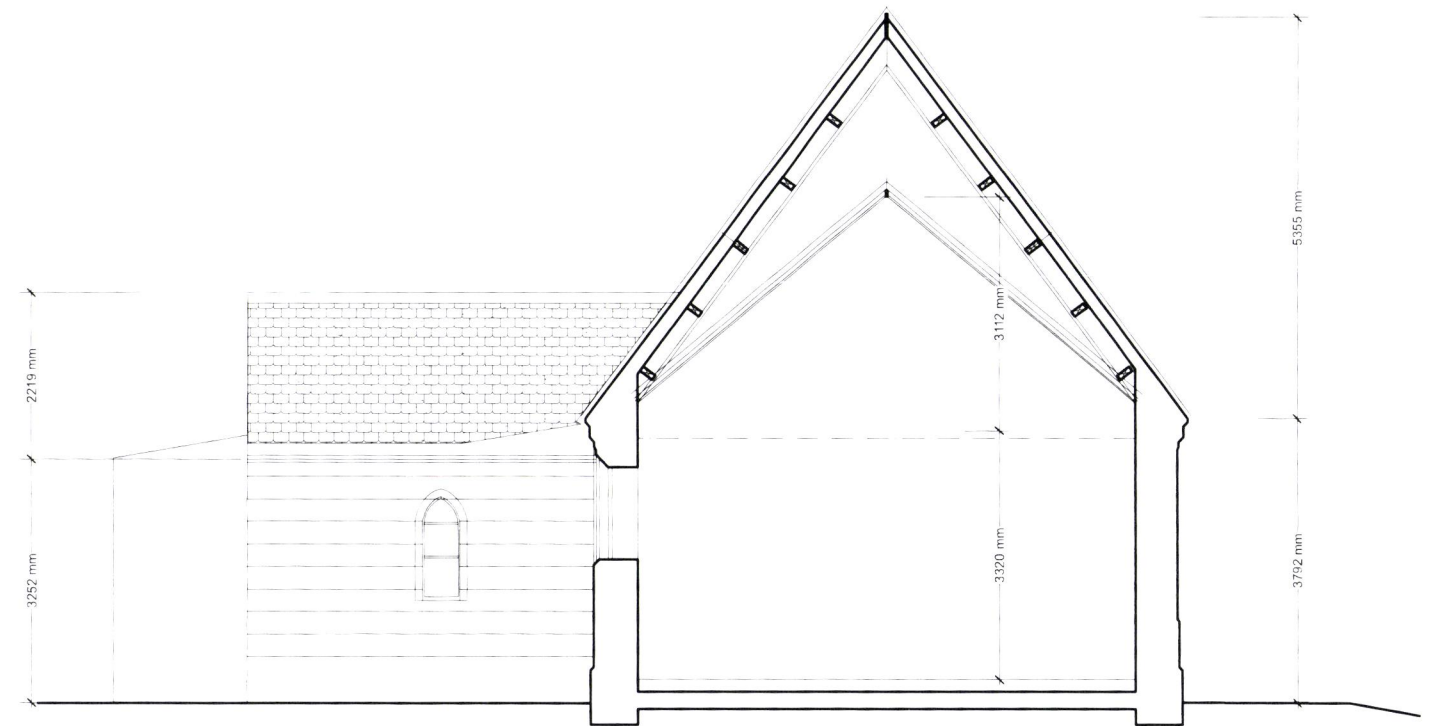
\*Indicating Demolition of non-original C20th WC block in red

<b>Studio adA</b> Aoife Donnelly Dip Arch ARB, SFHEA		<b>arb</b> Architects Registration Board Registration number 0725601	
EXISTING ELEVATIONS		SCALE	1:50 @ A1
DRAWING 061_EX04		DATE	1:100 @ A3 18.07.24
<b>PROJECT</b> Old Hall, Kevin Street, Tinahely, Co. Wicklow <b>CLIENTS</b> Saskia Vermeulen & Paul Smyth			
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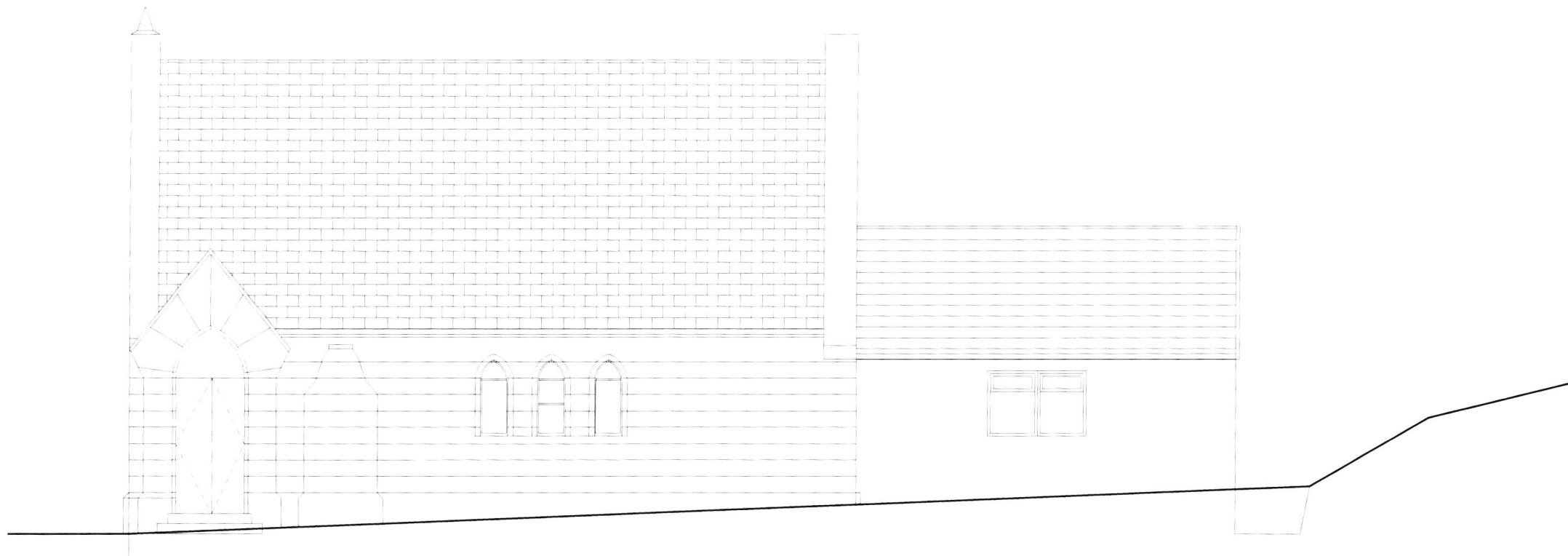
4

**Existing Section A-A**  
Scale: 1:100



11


**Existing Section A-A mirrored**  
Scale: 1:100



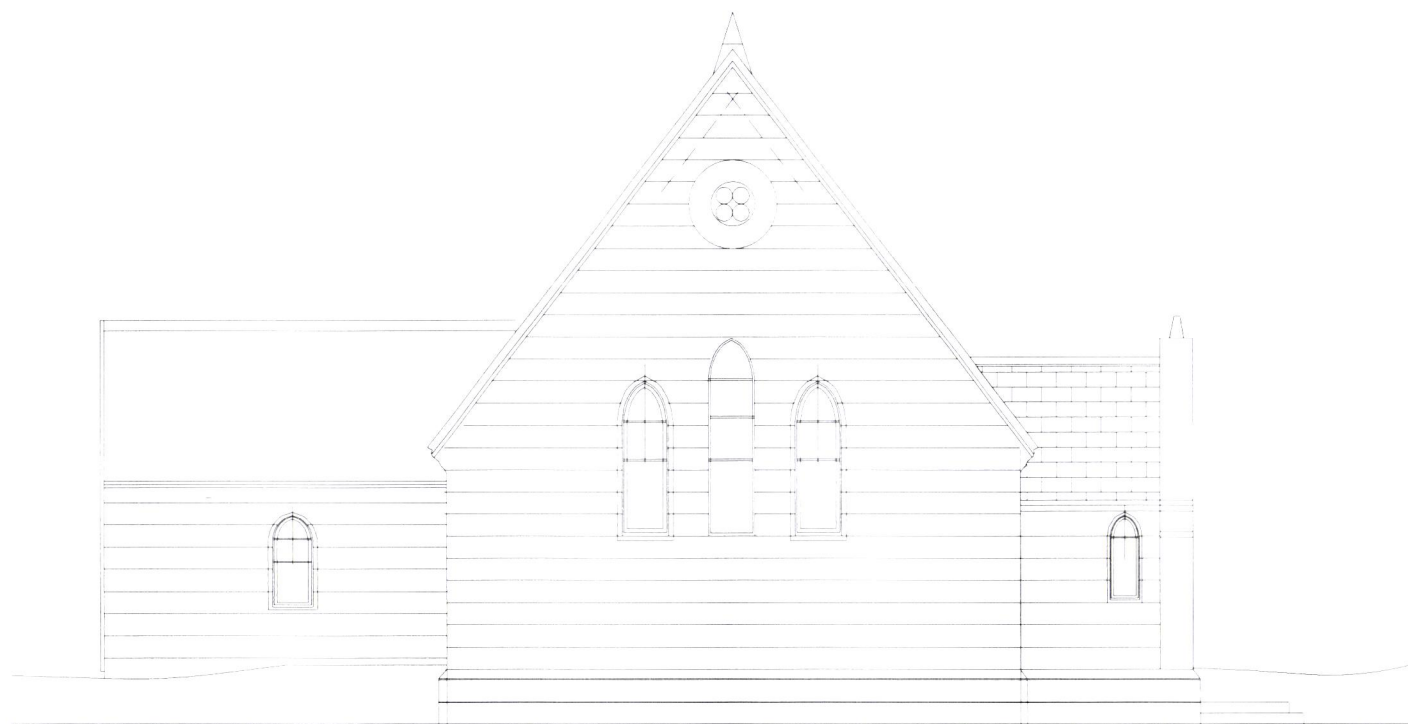
5

**Existing Front (West) Elevation**  
Scale: 1:100

0 1 2 3 4 M

<b>Studio adA</b> <small>Aoife Donnelly, Dip Arch ARB, SFI ILA</small>		 <small>Architects Registration Board</small> <small>Registration number 0725601</small>	
<b>EXISTING ELEVATIONS</b>		<b>SCALE</b>	<b>1:50 @A1</b> <b>1:100 @ A3</b>
<b>DRAWING 061_EX05</b>		<b>DATE</b>	<b>18.07.24</b>
<b>PROJECT</b> Old Hall, Kevin Street, Tinahely, Co. Wicklow <b>CLIENTS</b> Saskia Vermeulen & Paul Smyth			
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6

## Proposed Elevation to Kevin Street (North)

Scale: 1:100



7

## Proposed Elevation (South)

Scale: 1:100



8

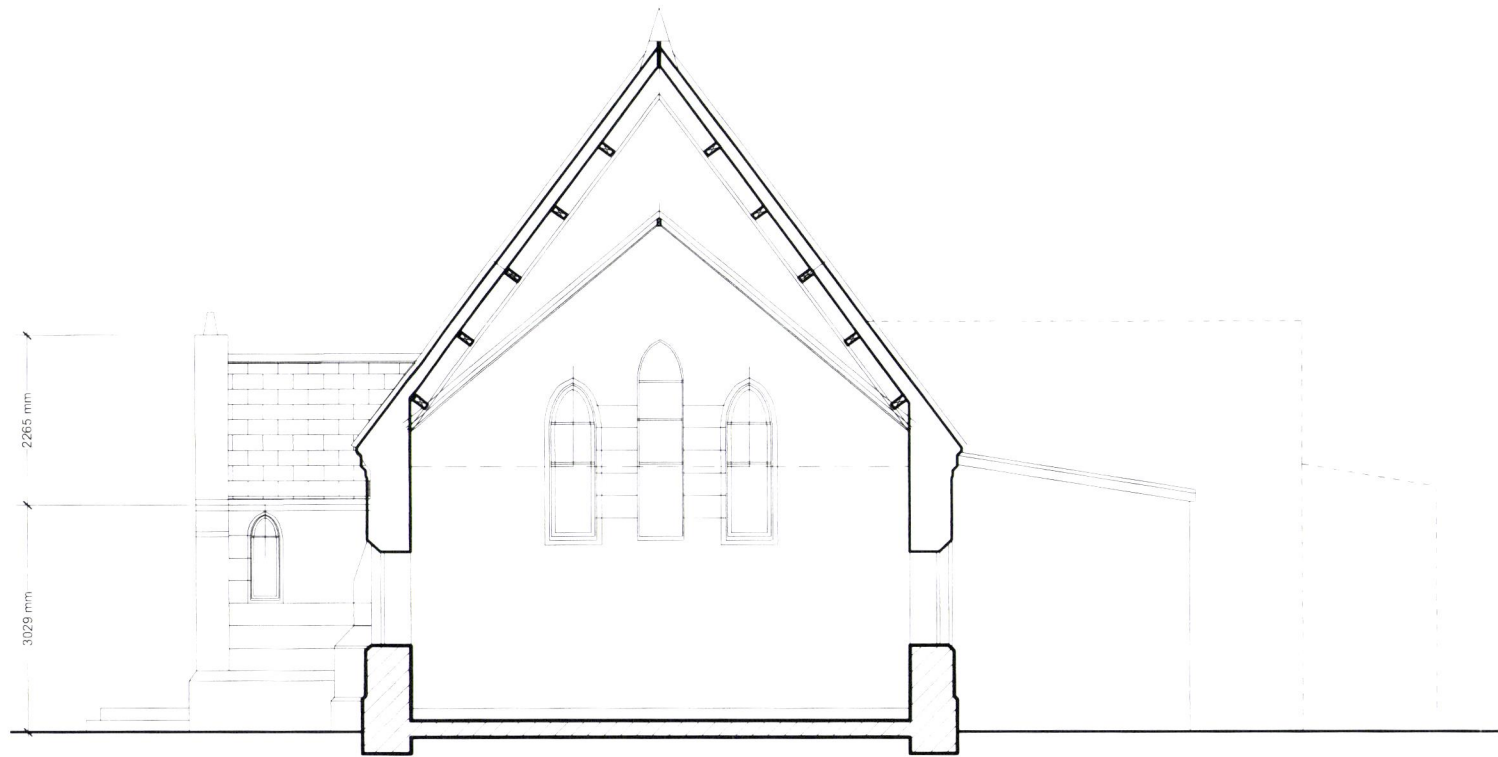
## Proposed Elevation Rear (East)

Scale: 1:100

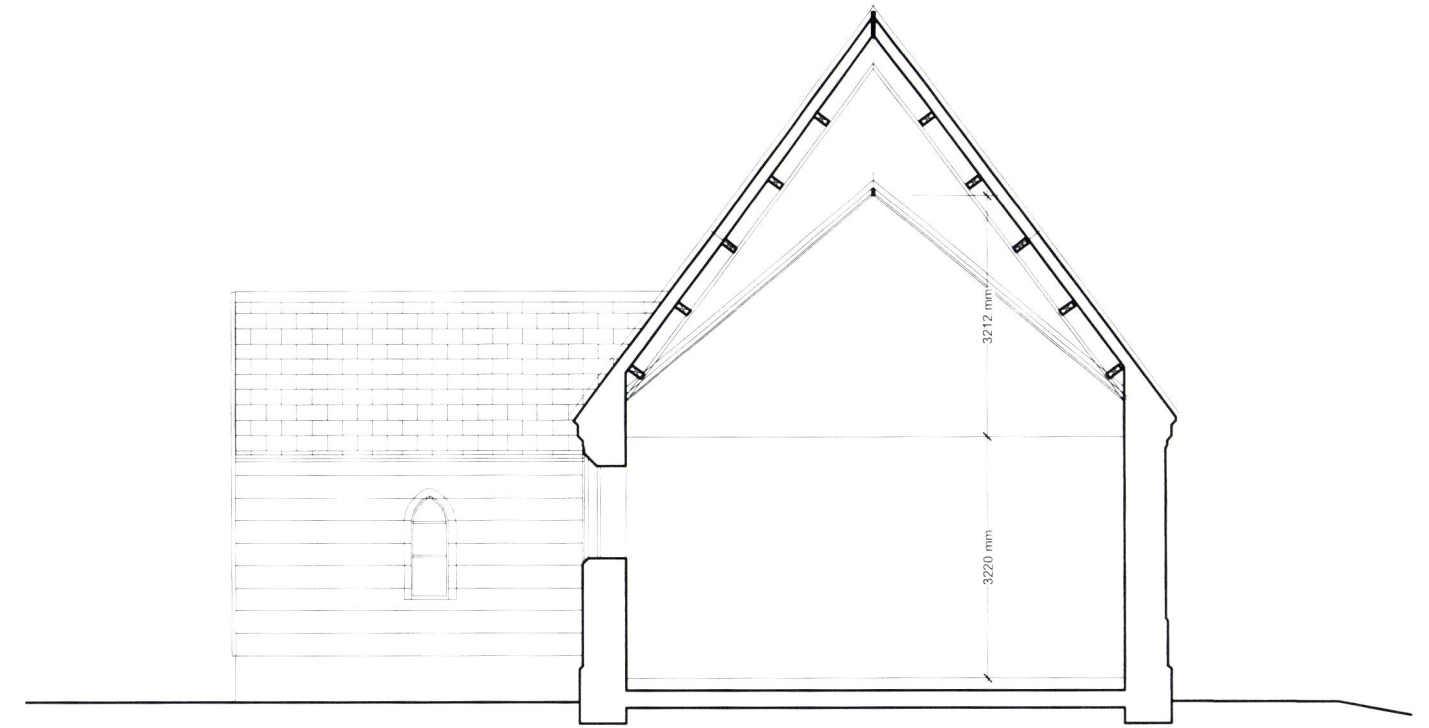
Kitchen wall to Rear Elevation to be repaired and replaced  
Non-original windows to be replaced, Velux conservation light added

0 1 2 3 4 M

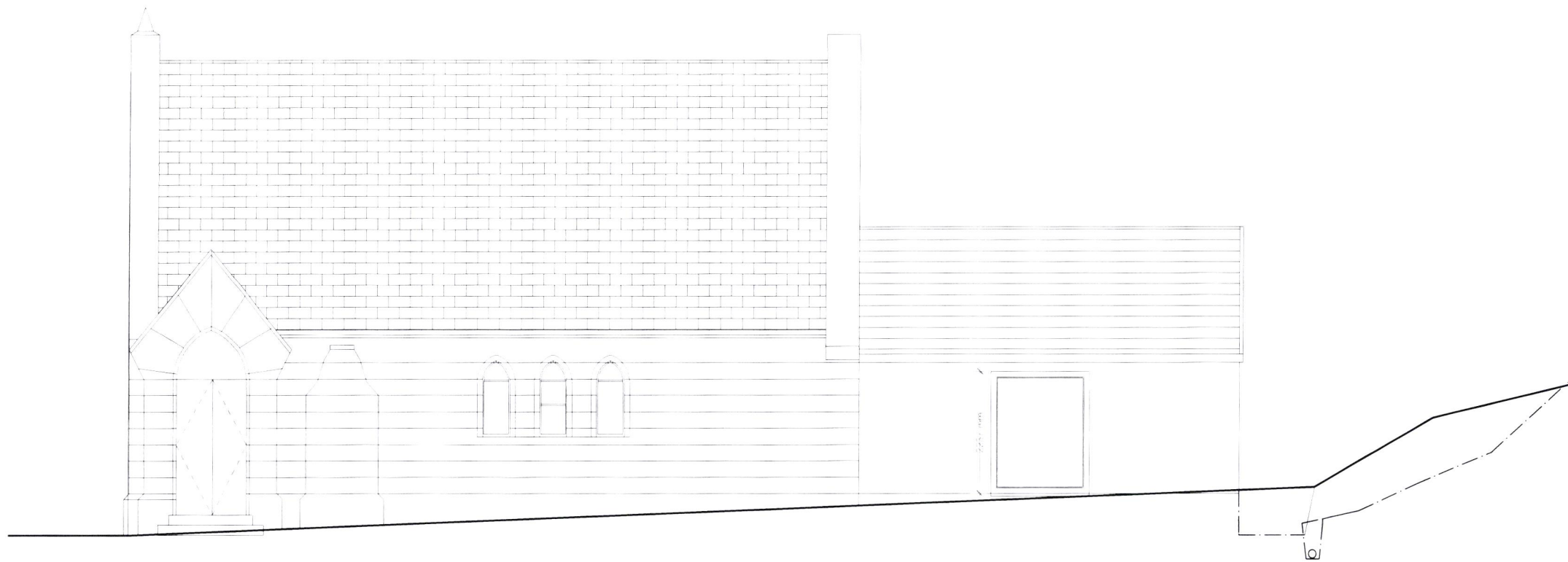
<b>Studio adA</b> Aoife Donnelly Dip Arch ARB, SFHEA		<b>arb</b> Architects Registrars Board Registration number 0725601	
<b>PROPOSED ELEVATIONS &amp; SECTIONS</b> DRAWING 061_PP02		<b>SCALE</b> 1:50 @ A1 1:100 @ A3	<b>DATE</b> 18.07.24
<b>PROJECT</b> Oile Hall, Kevin Street, T. nahely Co. Wicklow <b>CLIENTS</b> Saskia Vermeulen & Paul Smyth			
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9 **Proposed Section A-A**  
Scale: 1:100



12 **Proposed Section A-A mirrored**  
Scale: 1:100



10 **Proposed Front (West) Elevation**  
Scale: 1:100

0 1 2 3 4 M

<b>Studio adA</b> <small>Aoife Donnelly, Dip Arch, ARB, SFHEA</small>		<b>arb</b> Architects <small>Registration Board</small> <small>Registration number: 0725601</small>	
<b>PROPOSED ELEVATIONS &amp; SECTIONS</b>		<b>SCALE</b>	1:50 @A1 1:100 @ A3
<b>DRAWING 061_PP03</b>		<b>DATE</b>	18.07.24
<b>PROJECT</b> Old Hall, Kevin Street, Tinahely, Co. Wicklow <b>CLIENTS</b> Saskia Vermeulen & Paul Smyth			
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**CHURCH OF IRELAND**  
**THE REPRESENTATIVE CHURCH BODY**  
Legal Department

Church of Ireland House, Church Avenue, Rathmines, Dublin 6 D06 CF67

Our Ref: CROSSPATRICK (FERNS) MMcW/JB

Your Ref: MM/VERM003003

Tel: (+3531) 4978422

Fax: (+3531) 4125653

Email: [legal@rcbdub.org](mailto:legal@rcbdub.org)

DX 10010 Ranelagh

28 September 2023

FAO Mr. Mark Maguire  
Maguire McNeice LLP,  
Solicitors  
Bray

**DX 16004 BRAY**

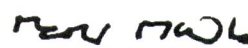
**Our Client: The Representative Church Body**  
**Your Clients: Paul Smyth and Saskia Vermeulen**  
**Property: Parochial Hall, Kevin Street, Tinahely, Co. Wicklow**

Dear Sirs,

We refer to the sale of the above property, edged red on the attached map ("the Property"), to your clients on 28 September 2023.

For the purposes of an application for a *Vacant Property Refurbishment Grant* by your clients, we hereby confirm that the Property has been vacant for a period exceeding two years prior to 28 September 2023.

Yours faithfully

  
**Mark McWha**  
Senior Solicitor  
E-mail: [mark.mcwha@rcbdub.org](mailto:mark.mcwha@rcbdub.org)

Encl



# Land Registry Compliant Map

**CENTRE COORDINATES:**  
ITM 703427,673282

**PUBLISHED:** 16/01/2023  
**ORDER NO.:** 50311730\_1

**MAP SERIES:** 1:2,500  
**MAP SHEETS:** 4422-D

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Dublin 8,  
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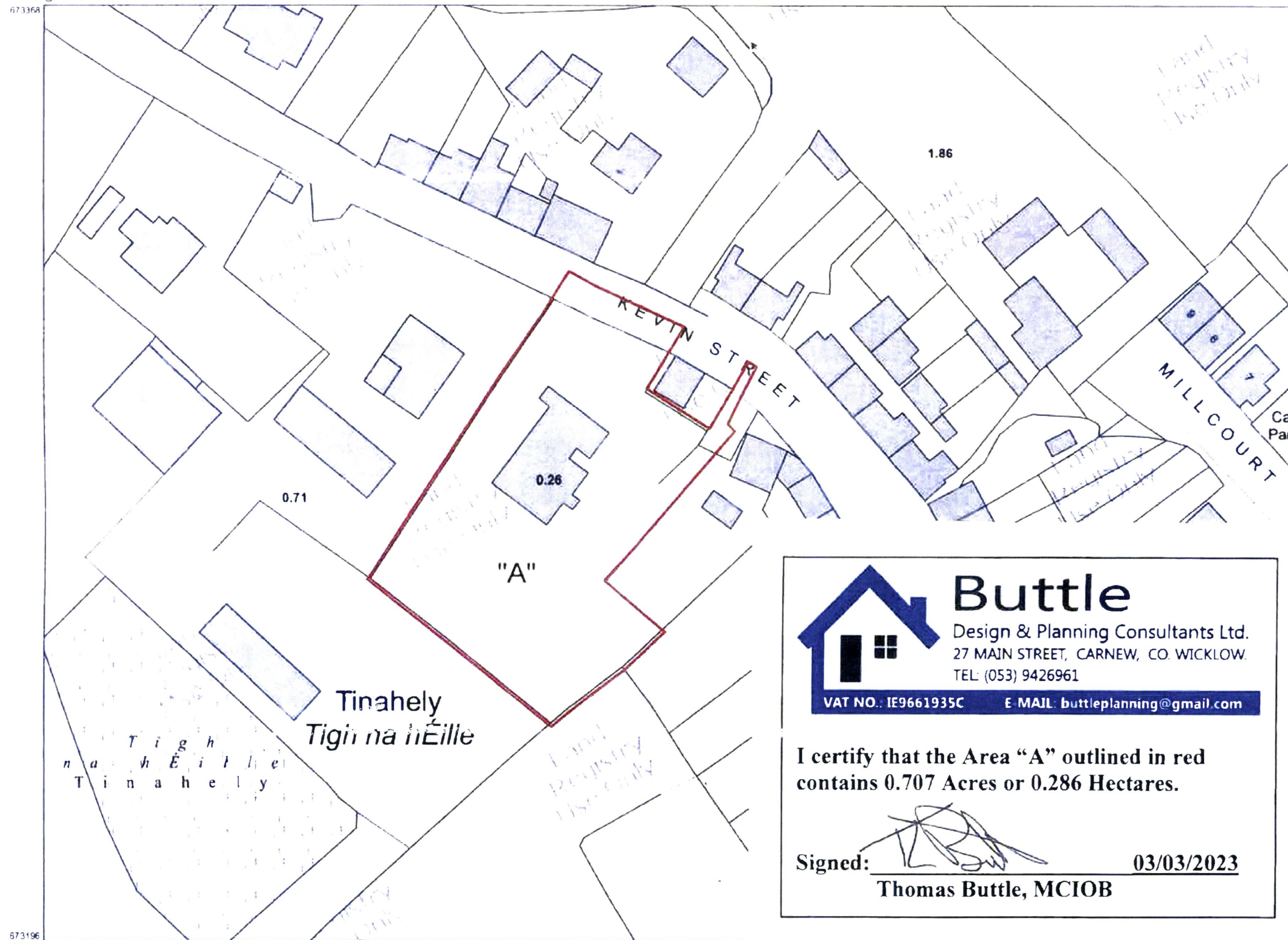
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search 'Large Scale Legend'



  
**Buttle**  
Design & Planning Consultants Ltd.  
27 MAIN STREET, CARNEW, CO. WICKLOW.  
TEL: (053) 9426961  
VAT NO.: IE9661935C E MAIL: [buttleplanning@gmail.com](mailto:buttleplanning@gmail.com)

I certify that the Area "A" outlined in red  
contains 0.707 Acres or 0.286 Hectares.

Signed:   
Thomas Buttle, MCIOB 03/03/2023