



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

Kevin Clarke & Amanda Lynham Clarke,  
c/o Ger Kelly,  
GKAS Main Street,  
Blessington,  
Co. Wicklow.  
W91 AT88

16<sup>th</sup> of September 2026

RE: Declaration in accordance with Section 5 of the Planning & Development Acts  
2000 (As Amended) -EX104/2026

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 Stáinne Byrne.

ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT.



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/1125

Reference Number: EX104/2026

Name of Applicant: Kevin Clarke & Amanda Lynham Clarke

Nature of Application: Section 5 Referral as to whether "*extension and dormer windows to rear at first floor level*" is or is not development and is or is not exempted development.

Location of Subject Site: Granamore, Vallemount, Blessington, Co. Wicklow

Report from: Maria Harte T/ AP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "*extension and dormer windows to rear at first floor level*" at Granamore, Vallemount, Blessington, 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 28/08/2026
- 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 and Class 1B of the Planning and Development 2001 (as amended)

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

- i. The construction of a 45 sqm extension to rear and dormer windows to rear of first level/ roofscape of the existing dwelling 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 45sqm rear extension to an existing dwelling 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.
- iii. The insertion of a dormer window to rear would materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure, and therefore would not come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended).
- iv. The dormer windows would not come within the provisions of Class 1B : Part 1 : Schedule 2 of the Planning and Development Regulations (as amended) as this relates to the provision of a dormer roof extension, whereas in this instance the first floor is already in residential use, in addition the dormer would serve an internal volume in excess of 30cum.

### Recommendation

The Planning Authority considers that

- i. 45sqm extension is development and is exempted development
- ii. Dormer windows to rear at first floor level is development and is Not exempted development. at Granamore, Valleymount, Blessington, Co. Wicklow as recommended in the planning reports.

Signed: Deanne Byrne

Date: 15/09/2026

### ORDER:

I HEREBY DECLARE: That

- i. 45sqm extension is development and is exempted development
- ii. Dormer windows to rear at first floor level is development and is Not exempted development. at Granamore, Valleymount, Blessington, Co. Wicklow within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: Seamus

T/Senior Planner  
Planning, Economic & Rural Development

Date: 15/9/2026



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

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

**Applicant:** Kevin Clarke & Amanda Lynham Clarke

**Location:** Granamore, Valleymount, Blessington, Co. Wicklow

**Reference Number:** EX104/2026

### CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/1125

A question has arisen as to whether “*extension and dormer windows to rear at first floor level*” at Granamore, Valleymount, Blessington, Co. Wicklow is or is not exempted development.

#### Having regard to:

- The details received with the Section 5 Declaration on the 28/08/2026
- Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- Schedule 2, Part.1, Class 1 and Class 1B of the Planning and Development 2001 (as amended)

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

- The construction of a 45 sqm extension to rear and dormer windows to rear of first level/ roofscape of the existing dwelling 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).
- The provision of a 45sqm rear extension to an existing dwelling 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 insertion of a dormer window to rear would materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure, and therefore would not come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended).
- The dormer windows would not come within the provisions of Class 1B : Part 1 : Schedule 2 of the Planning and Development Regulations (as amended) as this relates to the provision of a dormer roof extension, whereas in this instance the first floor is already in residential use, in addition the dormer would serve an internal volume in excess of 30cum.



The Planning Authority considers that

- i. 45sqm extension is development and is exempted development
- ii. dormer windows to rear at first floor level is development and is Not exempted development. at Granamore, Valleymount, Blessington, Co. Wicklow,

Signed: Deanne Byrne

PP ADMINISTRATIVE OFFICER

PLANNING DEVELOPMENT & ENVIRONMENT

Date: 15/09/2026

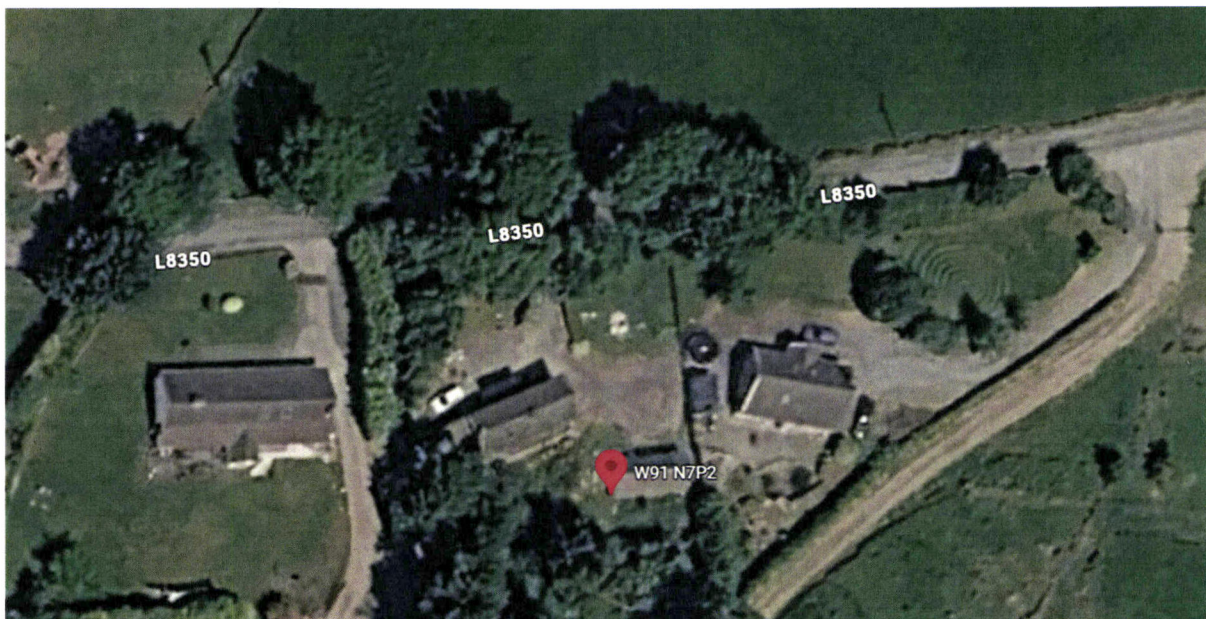


**WICKLOW COUNTY COUNCIL  
PLANNING DEPARTMENT**

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

---

**TO:** Edel Bermingham T/Senior Planner /  
Patrice Ryan Senior Executive Planner  
**FROM:** Maria Harte T/ Assistant Planner.  
**REF:** EX104/2026  
**DECISION DUE:** 24/09/2026  
**NAME:** Kevin Clarke & Amanda Lynham Clarke  
**DEVELOPMENT:** 45sqm Extension To Rear Of Dwelling And Dormer Window To Rear Of First Level.  
**LOCATION:** Granamore, Valleymount, Blessington, Co Wicklow. W91 N7P2



**Site Location and Description**

The subject site is located on the L-8350 in the townland of Granamore south of Valleymount and the Poulaphuca Reservoir and contains a two-storey dwelling, an outbuilding and parking to the front. The dwelling is cut into the landscape which rises closely to the rear of the dwelling. The surrounding area is a mix of residential and agricultural uses.

**Question:**

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

**45sqm extension to rear of dwelling and dormer window to rear of first level.**

## Relevant Planning History

**REF:** 26/60354

**Applicant:** Kevin Clarke & Amanda Lynham Clarke

**Proposal:** renovation and alterations to existing dwelling including an increase in the ridge height along with a two storey extension to the rear and upgrading of existing septic tank to a treatment plant with soil polishing filter and all associated site works.

**Decision:** Further Information.

Further Information was requested as follows:

1. The subject site contains a two-storey traditional farmhouse of vernacular character. Policy CPO 8.18 of the Wicklow County Development Plan 2022–2028 seeks the retention, conservation and appropriate repair of vernacular buildings, and discourages their alteration in a manner that would adversely affect their character.

The Planning Authority has serious concerns regarding the proposed development, in particular:

- the height, scale and massing of the extension and altered dwelling; and
- the design approach, including window proportions and overall form, which are not considered to reflect the established vernacular character of the existing building.

Having regard to the above, the applicant is requested to submit the following:

- A detailed, true measured survey, photographic record, and written analysis of the existing building, clearly identifying its vernacular features and character.
  - A comprehensive design statement, accompanied by revised drawings, demonstrating how the proposed development has been amended to:
    - respect and retain the vernacular character of the existing dwelling;
    - ensure the extension is subservient in scale, height and massing; and
    - incorporate design elements (including openings, roof form and proportions) that are consistent with the guidance set out in the County Development Plan and the *Single Rural Houses Design Guidelines*.
2. From an inspection of the site, it is noted that the proposed development may require the excavation of a significant amount of earth to construct the rear extension, however insufficient information has been submitted to show that this can be achieved, and the following information is required in this regard. The applicant should submit a site investigation survey and report with respect to the proposed excavation works on site necessary to carry out the development. This investigation/report shall be carried out by a suitably qualified professional with indemnity insurance and evidence of insurance should be submitted with report.

Any report submitted should address the following:

- i. Show the site can be excavated to foundation level - this will require soil investigation including trial pits.
  - ii. Show the slopes will be structurally stable and full details of all side slopes should be submitted in particular finished slope gradients.
  - iii. Show all remedial measures necessary to ensure the excavation does not impact on adjoining lands.
3. The applicant should confirm the proposed entrance details including the height proposed for any walls, gates, pillars and any other boundary treatments interacting with the public road.
  4. The subject site slopes towards the public carriageway and insufficient surface water drainage details have been submitted to ensure water does not enter the public road. The level of hard surfaced area on site is unclear noting that permeable surfaces are preferable. Furthermore, no

soakaways or nature-based SUDS interventions have been included as part of the proposed development. Please address.

5. It appears that a number of mature trees are required to be removed to facilitate the proposed development. Therefore, the applicant is requested to detail the number and location of all trees to be removed as part of the development as well as compensatory planting schedule.

### **Zoning**

Level 10 - Rural

Landscape Category      Areas Of Outstanding Natural Beauty (AONB)

Landscape Name          The Mountain Uplands

### **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,

“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.

#### **Development -Section 3:**

"development" means—

(a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or

Section 4(2) provides that the Minister may by regulations provide any class of development to be exempted development. The Regulations applicable in this case are Article 6 and Article 9 of the Planning and Development Regulations 2001 to 2026 together with Schedule 2, Part 1, Class 1 of the Planning and Development (Exempted Development (Act of 2000)) Regulations 2026.

#### **Exempted Development 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.

4 (4) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

**Planning & 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) and (b)** 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.

**PLANNING AND DEVELOPMENT (EXEMPTED DEVELOPMENT (ACT OF 2000))  
REGULATIONS 2026**

**Schedule 2, Part 1, Exempted Development – General**

| <b>Column 1</b>                                                                                                                                                                                                                                                                                                                                                         | <b>Column 2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description of Development</b>                                                                                                                                                                                                                                                                                                                                       | <b>Conditions and Limitations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Development within the curtilage of a house</b><br><br><b>CLASS 1</b><br><br>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. | 1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 square metres.<br><br>(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.<br><br>(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.<br><br>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.<br><br>(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.<br><br>(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. |
|--|------------------------------------------------------------------------------------------------------------------------------------------------|

### **Amendment of Part 1 of Schedule 2 of the Principal Regulations**

3. Part 1 of Schedule 2 of the Principal Regulations is amended by the insertion after Class 1 of:

|                                                                                                                          |                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>CLASS 1B</b></p> <p>A dormer roof extension and insertion of a dormer window to the side or rear of the house.</p> | <ol style="list-style-type: none"> <li>1. The internal volume of the development either singularly or in combination with other dormer roof extensions shall not exceed 30 cubic metres.</li> <li>2. The dormer extension shall be no higher than the roof ridge and there shall be at least 20 centimeters eaves setback.</li> </ol> |
| <p><b>CLASS 1C</b></p> <p>The insertion of roof lights on the existing front roof plane of the dwelling.</p>             | <ol style="list-style-type: none"> <li>1. There shall be a maximum of two roof lights on the front roof plane.</li> <li>2. The roof lights shall not exceed 100 centimetres in length and 90 centimetres in width.</li> </ol>                                                                                                         |

#### **Declaration details submitted:**

- Proposed Drawings
- Existing drawings
- Site plan
- Os Map
- Site identification map
- Application form & fee

#### **Assessment:**

The Section 5 declaration application seeks an answer with respect to the following question:

Whether the;

- construction of a 45sqm rear extension & dormer window to rear at first floor level

at Granamore, Valleymount, Co. Wicklow is or is not exempted development:

The first assessment must be whether or not the proposal outlined above constitutes development within the remit of Section 3 of the Planning and Development Act 2001. In this regard, Section 3 of the Planning and Development Act provides that: “*development*” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

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. Therefore, it is considered that the proposal would involve works of construction and therefore the proposal does constitute 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, Pt.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) <i>Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 square metres.</i>                                  | There does not appear to be any previous extensions. The proposed ground floor extension is 45 sqm in gross floor area.                         |
| (b) <i>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.</i> | N/A – detached dwelling.                                                                                                                        |
| (c) <i>Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</i>                  | The proposed dormer extension is to add height to the existing first floor area. The existing floor area remains the same.                      |
| 2. (a) <i>Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous</i>                     | (a) There is a small porch to the front it might be that this extension is pre-1964. No planning history re the above dwelling exists. However, |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>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.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                          | <p>structures are shown on MapGenie 6 Inch Last Edition and MapGenie Historic 25inch (1888-1913). A side shed does not show connection to the original dwelling.</p>                                                                                       |
| <p><i>(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.</i></p>                                                                                                                                                                    | <p>N/A . Dwelling is detached.</p>                                                                                                                                                                                                                         |
| <p><i>(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.</i></p>                                                                                                                                                                                    | <p>N/A</p>                                                                                                                                                                                                                                                 |
| <p><i>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>N/A</p>                                                                                                                                                                                                                                                 |
| <p><i>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.</i></p> <p><i>(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.</i></p> <p><i>(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</i></p> | <p>(a) Extension wall does not exceed the height of the rear wall of the house.</p> <p>(b) N/A</p> <p>(c) Height of the roof of the proposed extension does not exceed the height of the eaves or exceed the highest part of the roof of the dwelling.</p> |

|                                                                                                                                                                                                                                                                              |                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <i>case, shall not exceed the height of the highest part of the roof of the dwelling.</i>                                                                                                                                                                                    |                                                                                         |
| <i>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.</i> | The existing dwelling retains sufficient amenity space.                                 |
| <i>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</i>                                                                                                                                           | N/A                                                                                     |
| <i>(b) Any window proposed above ground level in any such extension shall not be less than 8 metres from the boundary it faces.</i>                                                                                                                                          | N/A                                                                                     |
| <i>(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.</i>                                                | N/A                                                                                     |
| <i>7. The roof of any extension shall not be used as a balcony or terrace.</i>                                                                                                                                                                                               | It is not indicated that the roof is to be used as a balcony or roof garden.            |
| <i>8. This exemption shall only be used on the principal house and not any additional detached house within the curtilage of the principal house.</i>                                                                                                                        | N/A. There is no additional detached house within the curtilage of the principal house. |

#### **Dormer Extension**

As the structure is an existing dwelling Class 1b of Part 1, Schedule 2 of the Planning and Development (Exempted Development (Act of 2000)) (No. 7) Regulations 2026 would also apply.

#### **Amendment of Part 1 of Schedule 2 of the Principal Regulations**

Part 1 of Schedule 2 of the Principal Regulations is amended by the insertion after Class 1 of:

|                                                                                                                                                  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>CLASS 1B</b>                                                                                                                                  |  |
| A dormer roof extension and insertion of a dormer window to the side or rear of the house.                                                       |  |
| 1.The internal volume of the development either singularly or in combination with other dormer roof extensions shall not exceed 30 cubic meters. |  |
| 2.The dormer extension shall be no higher than the roof ridge and there shall be at least 20cm eaves setback.                                    |  |
| <b>CLASS 1C</b>                                                                                                                                  |  |

|                                                                                            |      |
|--------------------------------------------------------------------------------------------|------|
| The insertion of roof lights on the existing front roof plane of the dwelling.             | N/A. |
| 1. There shall be a maximum of two roof lights on the front roof plane.                    | N/A. |
| 2. The roof lights shall not exceed 100 centimetres in length and 90 centimetres in width. | N/A. |

### Recommendation:

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

- ~~Ground floor 45sqm rear extension and & dormer windows to rear at first floor level roof extension~~

at Granamore, Valleymount, Blessington, Co Wicklow. W91 N7P2, constitutes exempted development within the meaning of the Planning and Development Acts, 2000 (as amended).

The Planning Authority considers that

- 45sqm extension is development and is exempted development
- dormer windows to rear at first floor level is development and is not exempted development.
- ~~the construction of a (45sqm total) extension to the rear and dormer windows to rear of first level (roofscape) of an existing dwelling is development and is exempted development.~~

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

- The details received with the Section 5 Declaration on the 28/08/2026
- Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- Schedule 2, Part.1, Class 1 and Class 1B of the Planning and Development (Exempted Development (Act of 2000)) Regulations 2026 2001 (as amended )
- ~~Schedule 2: Part 1b Planning and Development (Exempted Development (Act of 2000)) (No. 7) Regulations 2026~~

### Main Reasons with respect to Section 5 Declaration

- i. The construction of a 45 sqm extension to rear and dormer windows to rear of first level/ roofscape of the existing dwelling 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 45sqm rear extension to an existing dwelling 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 provision of a dormer window to the rear of a first level (roofscape) of an existing dwelling would come within the description set out in Class 1b: Part 1 of Schedule 2 of the Planning and Development (Exempted Development (Act of 2000)) (No. 7) Regulations 2026.~~
- iv. The insertion of a dormer window to rear would materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure, and therefore would not come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended).
- v. The dormer windows would not come within the provisions of Class 1B : Part 1 : Schedule 2 of the Planning and Development Regulations (as amended) as this relates to the provision of a dormer roof extension, whereas in this instance the first floor is already in residential use, in addition the dormer would serve an internal volume in excess of 30cum.

*Maria Harte*

---

Maria Harte T/A.P.  
Date: 14/09/2026

The assessment is noted and the recommendation thereunder . I would concur with the assessment in respect to the extension and it is considered it would come within the provisions of Class 1 : Part 1 of Schedule 2.

In respect to the dormer extension it is considered that in the first instance the insertion of dormer windows would not come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended) as it would materially alter the character of the structure. The recent exemption inserted by reference to S.I. 344 of 2026 i.e. Class 1 B is a new exemption to provide for a dormer extension via the addition of dormer roof boxes. Therefore this exemption is seen for providing new extension area. Therefore, it is not considered the current proposal would fall within the description , furthermore on examination the box dormer would serve an area in excess of 30cum i.e. 57.6cum and therefore would exceed the limitations. Therefore the declaration is amended as set out above.

*SEI Birmingham T/SP*

15/9/2026



Front of dwelling



Rear of Dwelling

# MEMORANDUM

## WICKLOW COUNTY COUNCIL

---

**TO: Maria Harte**  
**Graduate Planner**

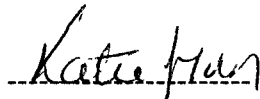
**FROM: Katie Finn**  
**Clerical Officer**

---

**RE:- EX104/2026 - 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 28/08/2026.

The due date on this declaration is the **24/09/2026**.



Clerical Officer  
Planning, Development & Environment



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

Kevin Clarke & Amanda Lynham Clarke  
C/O Ger Kelly  
GKAS Main street,  
Blessington,  
Co. Wicklow,  
W91 AT88

28<sup>th</sup> of August 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended) – EX104/2026

A Chara

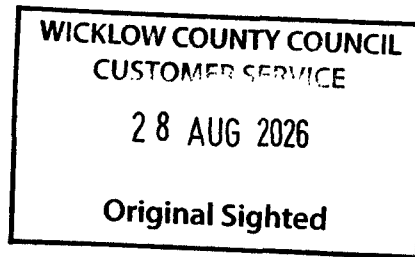
I wish to acknowledge receipt on 28/08/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 24/09/2026.

Mise, le meas

  
Katie Finn  
Clerical Officer  
Planning, Economic & Rural Development



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



Ger Kelly  
Architectural Services  
Main Street  
Blessington  
Co. Wicklow  
W91AT88

27.08.2026

**Ref: Section 5 application for a 45sqm extension and dormer windows to rear at first floor level for Kevin Clarke & Amanda Lynham Clarke at Granamore, Vallemount, 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;

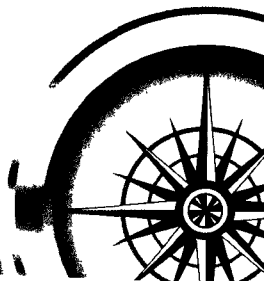
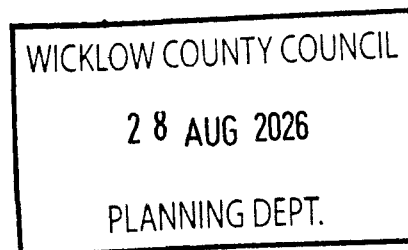
- Proposed drawing
- Existing drawings
- Siteplan
- Os map
- Site identification map
- Application form & Fee

Should you have any queries regarding the above please do not hesitate to contact me on 0876639771.

Kind regards,

A handwritten signature in black ink, appearing to read "Ger Kelly".

Ger Kelly  
BSc Hons Arch



Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

28/08/2026 10 31 03

Receipt No L1/0/368963  
\*\*\*\*\* REPRINT \*\*\*\*\*

GKAS  
ARCHITECTURAL SERVICES  
MAIN STREET  
BLESSINGTON  
CO WICKLOW

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

|       |           |
|-------|-----------|
| Total | 80 00 EUR |
|-------|-----------|

Tendered .  
Cheque 80 00  
KEVIN CLARKE & AMANDA LYNHAM

|        |      |
|--------|------|
| Change | 0 00 |
|--------|------|

Issued By Lea Anne Daniels  
From Customer Service Hub  
Vat reg No 0015233H



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

**Office Use Only**

Date Received \_\_\_\_\_

Fee Received \_\_\_\_\_

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

**1. Applicant Details**

(a) Name of applicant: **Kevin Clarke & Amanda Lynham Clarke**\_\_\_\_\_

Address of applicant: **Granamore, Valleymount, Blessington, Co. Wicklow**

**W91N7P2**\_\_\_\_\_

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

**2. Agents Details (Where Applicable)**

(b) Name of Agent (where applicable) **Ger Kelly**\_\_\_\_\_

Address of Agent : **GKAS Main Street, Blessington, Co. Wickow W91AT88**

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

**3. Declaration Details**

i. Location of Development subject of Declaration: Granamore, Valleymount, Blessington, Co. Wicklow, W91N7P2\_\_\_\_\_

ii. Are you the owner and/or occupier of these lands at the location under i. above ?  
Yes/ ☐

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier\_\_\_\_\_

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, an payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration **We are seeking a section 5 for a 45sqm extension to the rear of existing dwelling along with a dormer window to the rear at first floor level, the dormer does not increase the floor area of the upstairs, it helps to gain more head height**

*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 as amended**

*Additional details may be submitted by way of separate submission.*

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

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

A101 Proposed Drawings

A102 Existing Drawings

A103 Site Plan

A104 Os map

A105 Site identification Map

viii. Fee of € 80 Attached ? € 80.00

Signed :  Dated : 27/8/26

**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.



*Comhairle Contae Chill Mhantáin*  
**Wicklow County Council**

Áras An Chontae/County Buildings  
Cill Mhantáin/ Wicklow  
Guthán/ Tel (0404) 20148  
Rphost/Email:plandev@wicklowcoco.ie

Office Use Only

Date Received \_\_\_\_\_

Date 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  
CLASS 1 B (Rooftop Dormer) or Class 1 C (Velux) or both

**1. Applicant Details**

- (a) Name of applicant: KEVIN CLARKE + ANANDA LYNNIAN CLARKE  
Address of applicant: GRANAROE VALLEYHOUR  
BLESSINGTON CO. WICKLOW W91 N7P2

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

**2. Agents Details (Where Applicable)**

- (b) Name of Agent (where applicable) LEON KELLY  
Address of Agent: LEKAS MAIN ST BLESSINGTON  
CO. WICKLOW W91 AT88

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

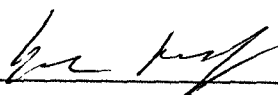
### 3. Declaration Details

- i. Location of Development subject of Declaration GRANVILLE VALLEYMOUNT  
BLOSSHORN CO. WICKLOW W91N7P2
- 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. Please set out the question under Section 5 of the Planning and Development Act with respect to the query in respect to what is or is not development and is or is not exempted development, within the meaning of this act?  
SEEKING EXEMPTION FOR DORMER WINDOWS  
TO BEAR TO INCREASE HEAD HEIGHT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration  
PLANNING + DEVELOPMENT ACT 2001  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Additional details may be submitted by way of separate submission.*
- vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure ( or proposed protected structure) ? NO  
\_\_\_\_\_

V. THE FOLLOWING DETAILS SHOULD ACCOMPANY THE QUERY UNDER CLASS 1A .  
NOTE FAILURE TO SUBMIT THIS DOCUMENTATION / INFORMATION MAY RESULT IN  
INSUFFICIENT DETAILS TO ASSESS THE APPLICATION OR DELAYS

| Included /<br>Confirmed<br>Tick ✓ | Documentation                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓                                 | Site location map                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| ✓                                 | Site layout                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| ✓                                 | Elevational details indicating overall scale and location of Dormer or Velux in roof space                                                                                                                                                                                                                                                                                                                                                        |
| <b>Dormer<br/>Class 1B</b>        | <p>1. Confirmation that the internal volume of the development either singularly or in combination with other dormer roof extensions shall not exceed 30 cubic metres ?</p> <p><u>DORMER VOLUME IS 30.55 GM</u></p> <p>2. Confirmation that the dormer extension shall be no higher than the roof ridge and there shall be at least 20 centimeters eaves setback.</p> <p><u>DORMER NO HIGHER THAN RIDGE AND SETBACK<br/>200 MM FROM EAVES</u></p> |
| <b>Velux<br/>Class 1C</b>         | <p>1. Confirmation that there shall be a maximum of two roof lights on the front roof plane.</p> <p><u>N/A</u></p> <p>2. Confirmation that the roof lights shall not exceed 100 centimetres in length and 90 centimetres in width.</p> <p>_____</p>                                                                                                                                                                                               |

viii. Fee of € 80 Attached ? \_\_\_\_\_

Signed :  Dated : 27/8/26

Description:  
Historic 8" Latest Edition

Publisher / Source:  
Ordnance Survey Ireland (OSI)

Data Source / Reference:  
WW016  
Revision Date =  
Survey Date =  
Levelled Date = 31-Dec-1911

File Format:  
Tagged Image File Format (TIFF)

File Name:  
R\_50237556\_1.tif

Clip Extent / Area of Interest (AOI):  
LLX,LLY= 696744.5907,699693.8211  
LRX,LRY= 701666.5907,699693.8211  
ULX,ULY= 696744.5907,703327.8211  
URX,URY= 701666.5907,703327.8211

Projection / Spatial Reference:  
IRENET95\_Irish\_Transverse\_Mercator

Centre Point Coordinates:  
X,Y = 699205.5907,701510.8211

Data Extraction Date:  
03-Dec-2021

Product Version:  
1.3

License / Copyright:  
Ordnance Survey Ireland 'Terms of Use' apply.  
Please visit [www.osi.ie/about/terms-conditions](http://www.osi.ie/about/terms-conditions).

Ordnance Survey Ireland, 2021

Compiled and published by Ordnance Survey  
Ireland, Phoenix Park, Dublin 8, Ireland.

Unauthorised reproduction infringes Ordnance  
Survey Ireland and Government of Ireland  
copyright.

All rights reserved. No part of this publication  
may be copied, reproduced or transmitted in any  
form or by any means without the prior written  
permission of the copyright owners.

The representation on this map of a road, track  
or footpath is not evidence of the existence of a  
right of way.

Ordnance Survey maps never show legal property  
boundaries, nor do they show ownership of physical  
features.

Suirbh íreacht Ordán is íreann, 2021

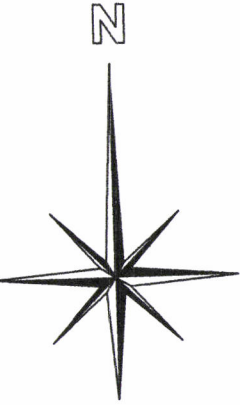
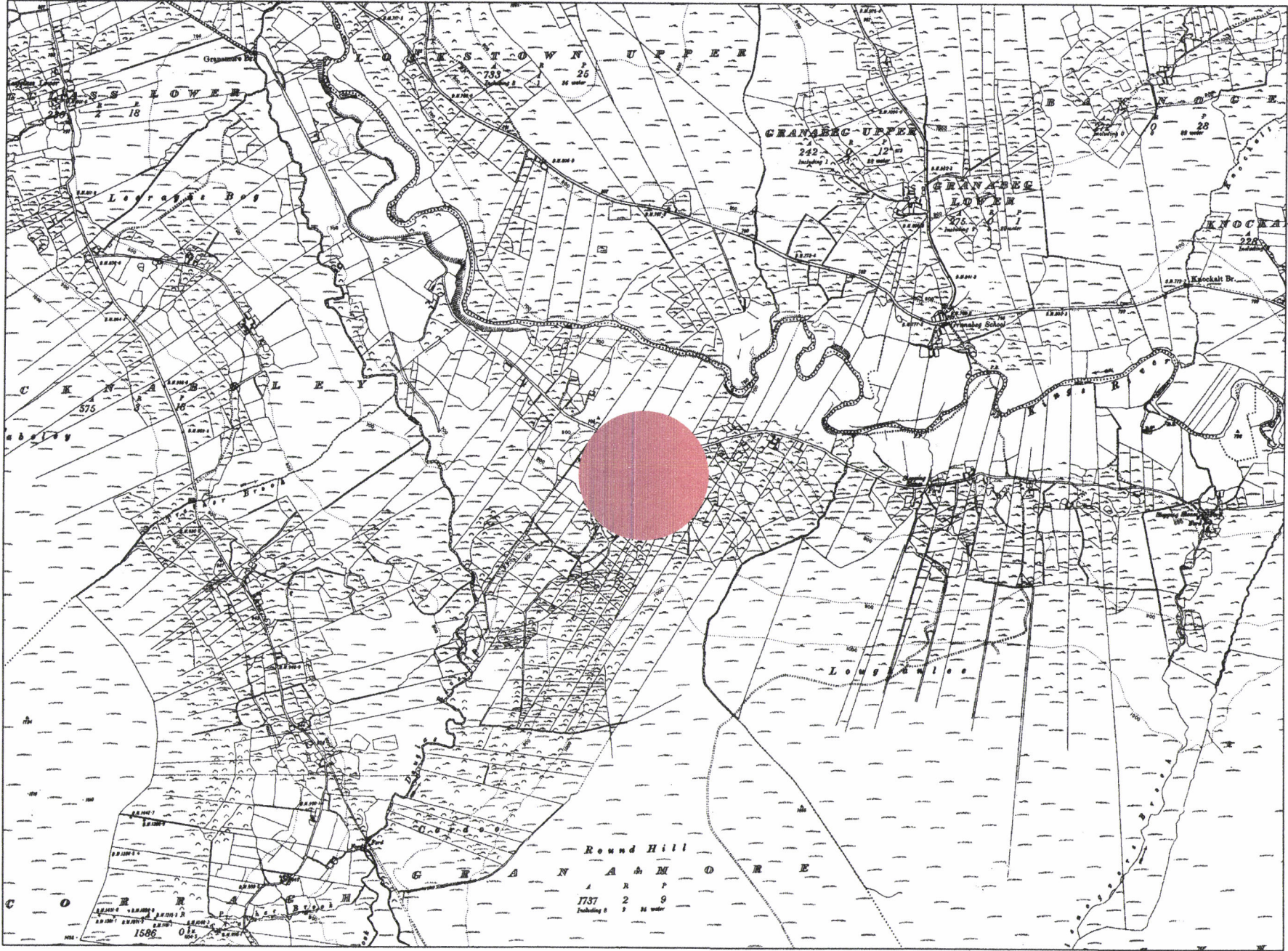
Arna thionscail agus arna thionscail ag  
Suirbh íreacht Ordán is íreann, Páirc an  
Fhionnuisce, Baile na Cúilíní 8, íre.

Sraonn at irgeadh neamh daraithe cipeheart  
Shuirbh íreacht Ordán is íreann agus Rialtas  
na hÍreann.

Gach cead ar cosnamh. Ní ceadmhach aon  
chuid den fhóisceach níos aon chipeheart, a  
at irgeadh níos aon thairchur in aon thairchur níos aon  
bhealach gan cead i scríbhinn roimhe in aon  
chipeheart.

Ní hionann bithair, bealach níos aon bheithair  
an íreann níos aon bheithair ar cheadail.

Ní thaispeáinann íreann de dhuid Ordán is  
Shuirbhíreacht na hÍreann teorann phointe, deaithíle  
de mhaoiní riann, níos íreacht de ghníthe fhisiciail.



## Planning Drawings



**GKAS**  
Main Street Blessington, Co. Wicklow  
W91 AT88  
Phone: 087 8639771  
Ph/Fax: 045-867902  
E: [ger@gkas.ie](mailto:ger@gkas.ie)  
W: [www.gkas.ie](http://www.gkas.ie)

|                                             |               |
|---------------------------------------------|---------------|
| Client- Kevin Clarke                        |               |
| Job- Renovation and Extension               |               |
| Location- Granamore, Hollywood, Co. Wicklow |               |
| Title- Site Location Map                    |               |
| Date- August 2026                           | Scale- 1:2500 |
| Dwg no. A105                                | Drawn by E.C  |

Arch Services

Publisher / Source:  
Ordnance Survey Ireland (OSi)

Data Source / Reference:  
PRIME2

File Format:  
Autodesk AutoCAD (DWG\_R2013)

File Name: v\_50237556\_1.dwg

Clip Extent / Area of Interest (AOI):

LLX,LLY= 698914.0907,701295.8211  
LRX,LRY= 699497.0907,701295.8211  
ULX,ULY= 698914.0907,701725.8211  
URX,URY= 699497.0907,701725.8211

Projection / Spatial Reference:  
=====

Centre Point Coordinates:  
X,Y= 699205.5907.701510.8211

Reference Index:  
=====

Data Extraction Date:  
Date= 03-Dec-2021

Source Data Release:  
=====

```
Product Version:
Version= 1.3
```

License / Copyright:  
 Ordnance Survey Ireland Terms of Use apply.  
 Please visit [www.osi.ie/about/terms-conditions](http://www.osi.ie/about/terms-conditions).

Ordnance Survey Ireland, 2021

Compiled and published by Ordnance Survey  
Ireland, Phoenix Park, Dublin 8, Ireland.

Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

Suirbh ireacht Ordán is ireann, 2021

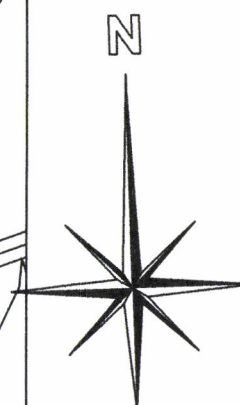
Arna thioms agus arna fhoilsi ag  
Suirbh ireacht Ordán is ireann, P írc an  
Fhionnuisce, Baile tha Cliath 8, ire.

S ra onn at irgeadh neamh daraithe c ipcheart  
Shuirbh ireacht Ordan is ireann agus Rialtas  
na h ireann.

Gach cead ar cosnamh. Ní ceadmhach aon chuid den fhoilseachán seo a chloí, a atirgeadh nó a tharchur in aon fhoirm nó ar aon bhealach gan cead i scríbhinn roimhe seo in iris an chloí.

N hionann b' thar, bealach n' cos n' a bheith ar an larsc il seo agus fianaise ar chead sl.

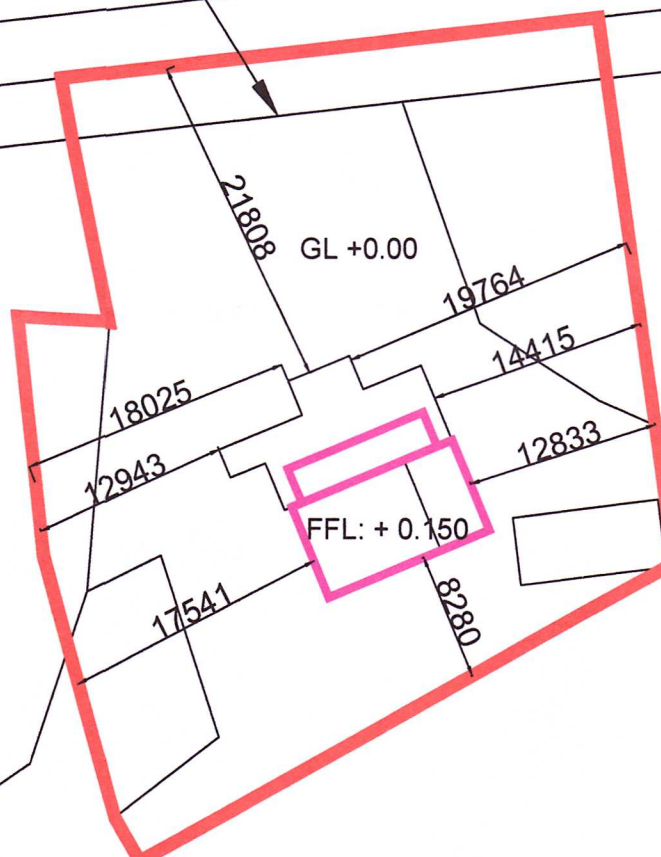
N thaispeann l arscail de chuid Ordán is Shuirbheireacht na h íreann teorann phoint dleath il de mhaoin riamh. n in íreacht de ghn íthe fhisici la.



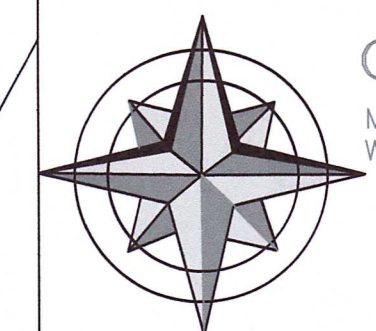
|                                                                                                                                                                                                                                                                                                |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
|  <div style="margin-left: 20px;"> <h1 style="margin: 0;">Planning Drawings</h1> <h2 style="margin: 10px 0;">GKAS</h2> <p style="margin: 0;">Main Street Blessington, Co. Wicklow.<br/>W91 AT88</p> </div> |               |
| <p>Phone: 087 6639771<br/>Ph/Fax: 045-867902<br/>E: <a href="mailto:ger@gkas.ie">ger@gkas.ie</a><br/>W: <a href="http://www.gkas.ie">www.gkas.ie</a></p>                                                                                                                                       |               |
| Client- Kevin Clarke                                                                                                                                                                                                                                                                           |               |
| Job- Renovation and Extension                                                                                                                                                                                                                                                                  |               |
| Location- Granamore, Hollywood, Co.Wicklow                                                                                                                                                                                                                                                     |               |
| Title- OS Map                                                                                                                                                                                                                                                                                  |               |
| Date: August 2026                                                                                                                                                                                                                                                                              | Scale- 1:2500 |
| Dwg no. A104                                                                                                                                                                                                                                                                                   | Drawn by E.C  |

Site Notice

N  
Site Layout  
Scale 1:500  
Proposed Works



## Planning Drawings



**GKAS**

Main Street Blessington, Co. Wicklow.  
W91 AT88

Phone: 087 6639771  
Ph/Fax: 045-867902  
E: ger@gkas.ie  
W: www.gkas.ie

Client- Kevin Clarke

Job- Renovation and Extension

Location- Granamore, Hollywood, Co. Wicklow

Title- Site Plan

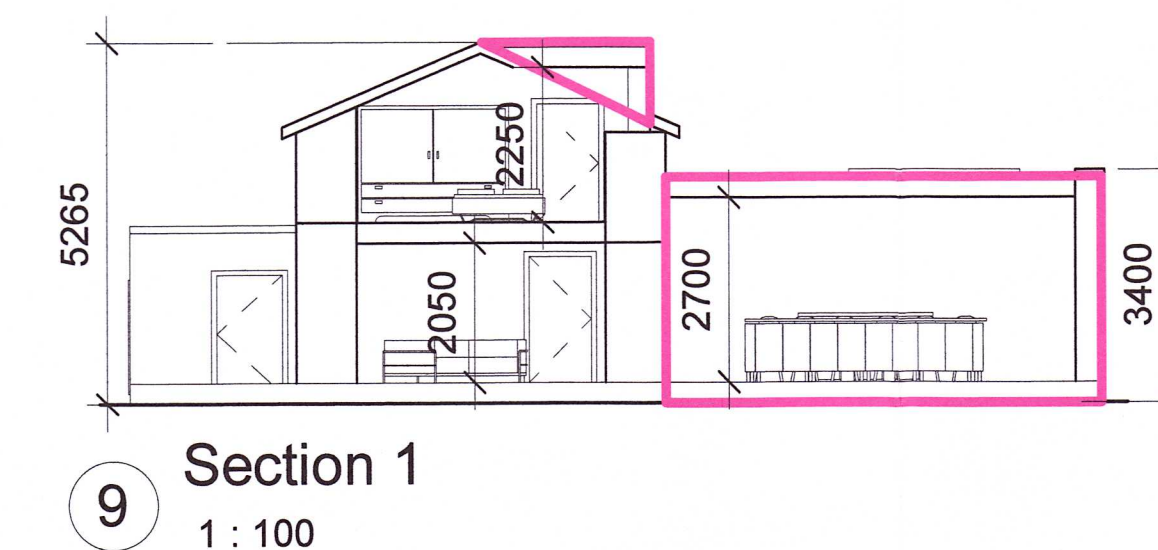
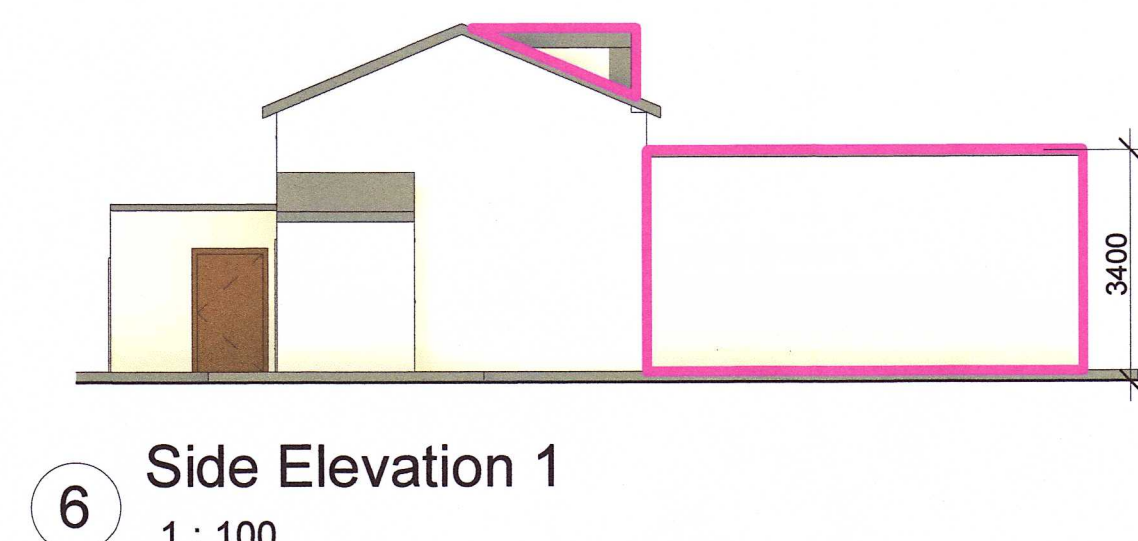
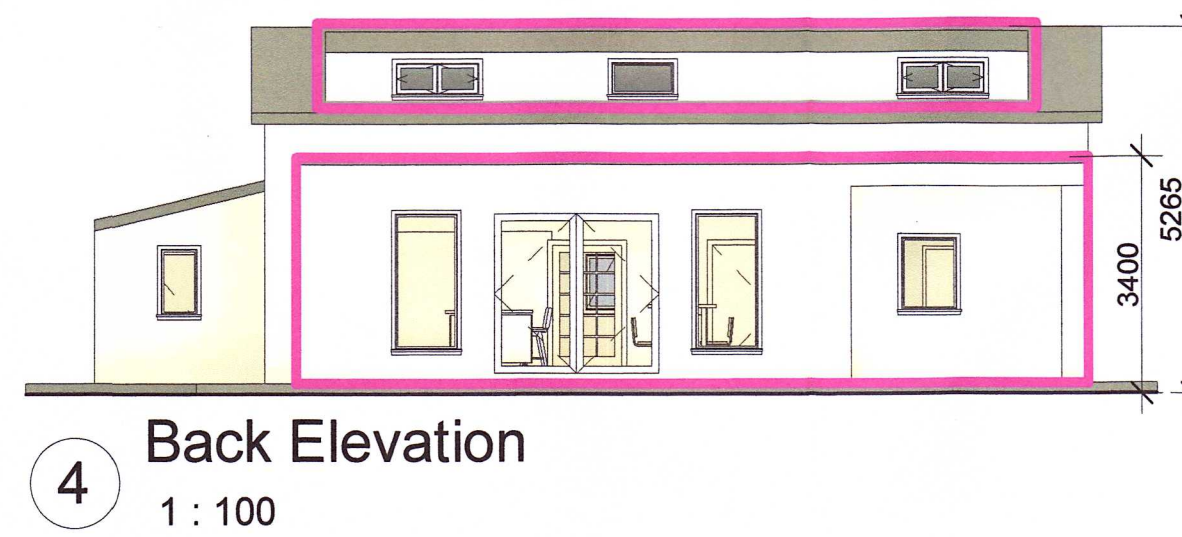
Date: August 2026

Scale- 1:500

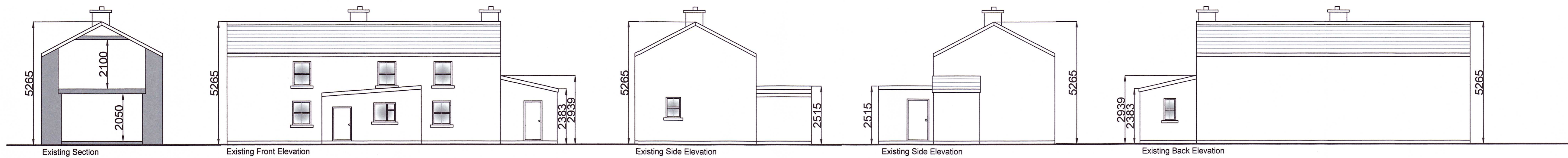
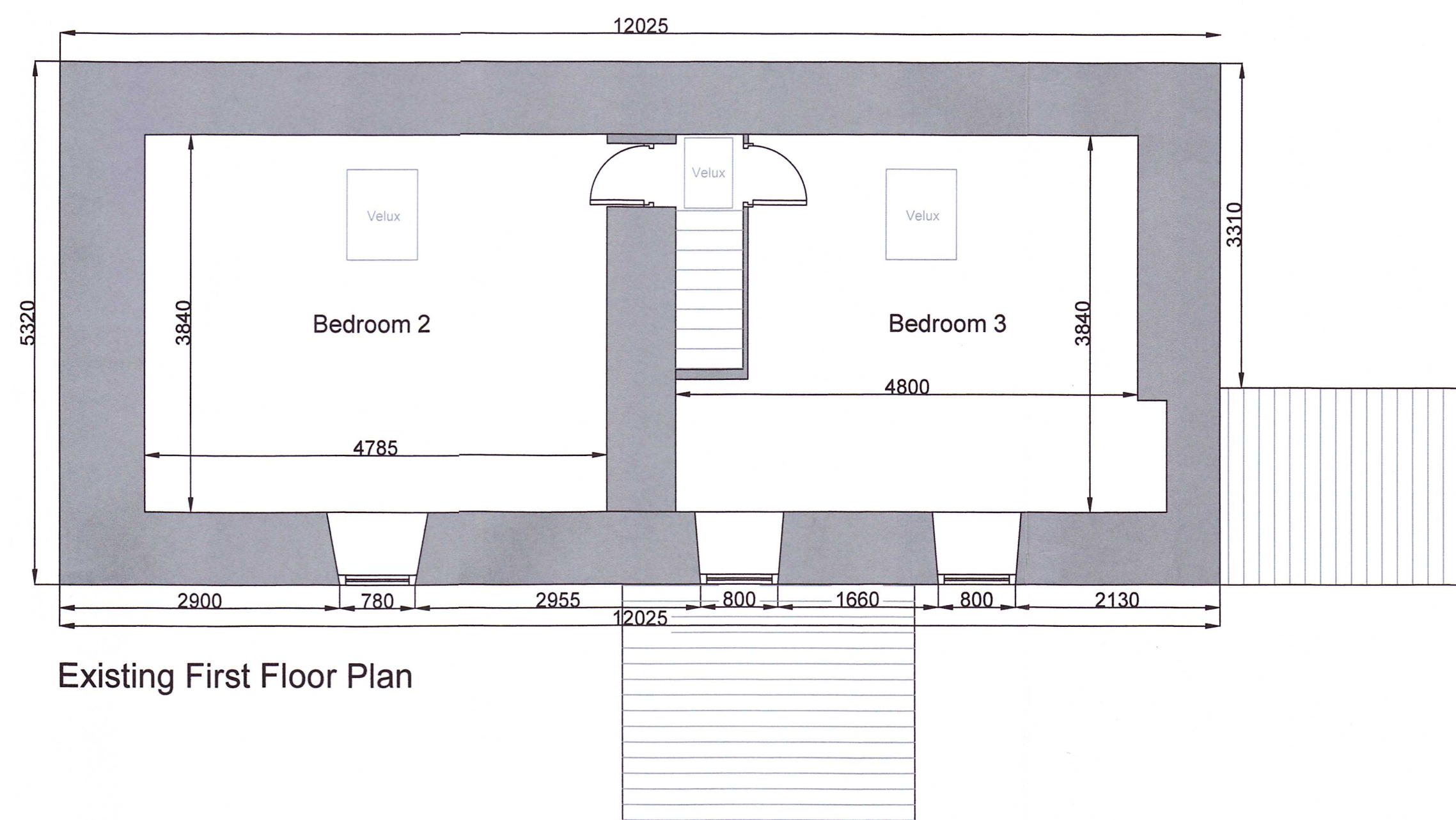
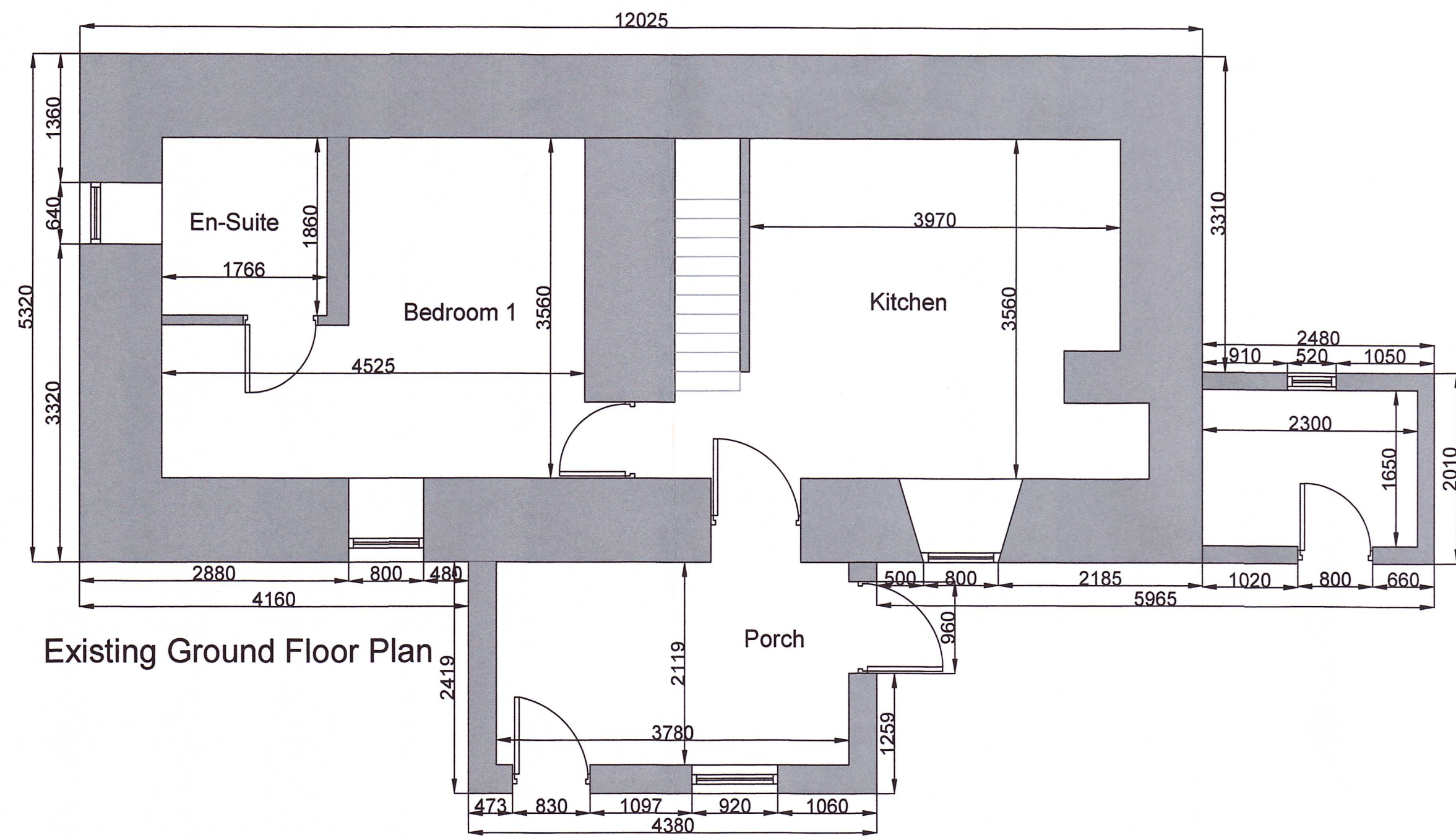
Dwg no. A103

Drawn by E.C

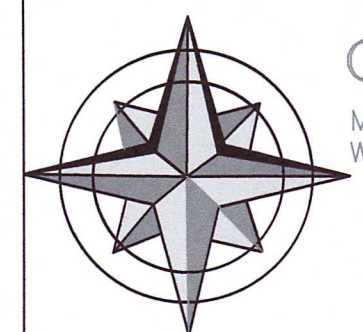
Architectural Services



|                                                                                                                                                                                                      |                         |                     |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------|----------------------|
| Drawing Title: <b>Proposed Drawings</b>                                                                                                                                                              |                         |                     |                      |
| Clients: <b>Kevin Clarke and Amanda Lynham</b>                                                                                                                                                       |                         |                     |                      |
| Project Address: <b>Granamore, Valleymount, Co. Wicklow</b>                                                                                                                                          |                         |                     |                      |
| <div>  <b>GKAS</b>  </div> |                         |                     |                      |
| Scale: <b>As Indicated</b>                                                                                                                                                                           | Date: <b>27/07/2026</b> | Drawn by: <b>EC</b> | Marked by: <b>EC</b> |
| A101                                                                                                                                                                                                 |                         |                     | Rev.                 |



## Planning Drawings



**GKAS**

Main Street Blessington, Co. Wicklow.  
W91 AT88

Phone: 087 6639771  
Ph/Fax: 045-867902  
E: ger@gkas.ie  
W: www.gkas.ie

Client- Kevin Clarke

Job- Renovation and Extension

Location- Granamore, Hollywood, Co. Wicklow

Title- Existing Drawings

Date: December 2025

Scale- 1:50, 1:100

Dwg no. A102

Drawn by E.C

Arch  
Services