



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
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Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

26th May 2025

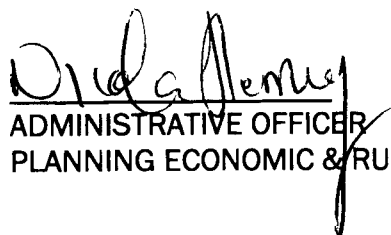
Julian Faull

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) – EX50/2025**

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





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

Applicant: Julian Faull

Location: Norman Lodge, Hillside Road, Greystones, Co. Wicklow

Reference Number: EX50/2025

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/527

Section 5 Declaration as to whether “installation of external insulation to all exterior walls & removal of existing lean-to roof of the attached single storey utility room to the rear to be replaced with a new slate tiled roof” at Norman Lodge, Hillside Road, Greystones, Co. Wicklow constitutes exempted development within the meaning of the Planning and Development Act, 2000(as amended).

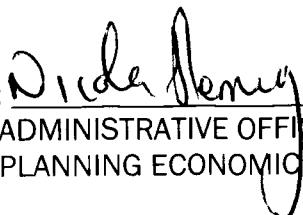
Having regard to:

- The details submitted on 01/05/2025;
- Sections 2 (1), 3 (1), 4 (1) of the Planning and Development Act 2000 (as amended);
- Articles 6 & 9 of the Planning and Development Regulations 2001 (as amended);

Main Reasons with respect to Section 5 Declaration:

- The installation of external insulation and replacement of an existing lean-to roof are works and therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- The works are therefore development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- The installation of external insulation and replacement of an existing a lean-to roof would be consistent with Section 4 (1) (h) of the Planning and Development Act 2000 (as amended) and is therefore exempted development.

The Planning Authority considers that “installation of external insulation to all exterior walls & removal of existing lean-to roof of the attached single storey utility room to the rear to be replaced with a new slate tiled roof” at Norman Lodge, Hillside Road, Greystones, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed: 
ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated  May 2025



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)

SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/527

Reference Number: EX50/2025

Name of Applicant: Julian Faull

Nature of Application: Section 5 Declaration request as to whether or not:-
"installation of external insulation to all exterior walls
& removal of existing lean-to roof of the attached
single storey utility room to the rear to be replaced
with a new slate tiled roof" is or is not development
and is or is not exempted development.

Location of Subject Site: Norman Lodge, Hillside Road, Greystones, Co.
Wicklow

Report from Neal Murphy, EP & Suzanne White, SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "installation of external insulation to all exterior walls & removal of existing lean-to roof of the attached single storey utility room to the rear to be replaced with a new slate tiled roof" at Norman Lodge, Hillside Road, Greystones, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Having regard to:

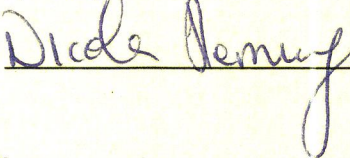
- i. The details submitted on 01/05/2025;
- ii. Sections 2 (1), 3 (1), 4 (1) of the Planning and Development Act 2000 (as amended);
- iii. Articles 6 & 9 of the Planning and Development Regulations 2001 (as amended);

Main Reason with respect to Section 5 Declaration:

- a) The installation of external insulation and replacement of an existing lean-to roof are works and therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- b) The works are therefore development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- c) The installation of external insulation and replacement of an existing a lean-to roof would be consistent with Section 4 (1) (h) of the Planning and Development Act 2000 (as amended) and is therefore exempted development.

Recommendation:

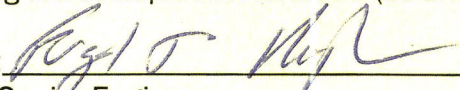
The Planning Authority considers that "installation of external insulation to all exterior walls & removal of existing lean-to roof of the attached single storey utility room to the rear to be replaced with a new slate tiled roof" at Norman Lodge, Hillside Road, Greystones, Co. Wicklow is development and is exempted development as recommended in the report by the SEP.

Signed 

Dated 26th day of May 2025

ORDER:

I HEREBY DECLARE THAT the "installation of external insulation to all exterior walls & removal of existing lean-to roof of the attached single storey utility room to the rear to be replaced with a new slate tiled roof" at Norman Lodge, Hillside Road, Greystones, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed: 
Senior Engineer
Planning, Economic & Rural Development

Dated 26th day of May 2025



**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

Section 5 – Application for declaration of Exemption Certificate

TO: Fergal Keogh S.E / Suzanne White S.E.P. / Edel Bermingham S.E.P.
FROM: Neal Murphy E.P
REF: EX50/2025
DECISION DUE: 28/05/2025
NAME: JULIAN FAULL
DEVELOPMENT: INSTALLATION OF EXTERNAL WALL INSULATION TO ALL EXTERIOR HOUSE WALLS. REPLACEMENT OF 8SQM LEAN TO SLATE ROOF ON UTILITY ROOM
LOCATION: NORMAN LODGE, HILLSIDE ROAD, GREYSTONES, A63 CH73



Site Location and Description

The subject site is located on Hillside Road, a primarily residential area within close proximity to Greystones main street. The site contains a detached, two storey, gable pitched dwelling with a front garden and separate dwelling to the rear.

Question:

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

- Installation of external wall insulation to all exterior house walls
- Replacement of 8sqm lean to slate roof on utility room



Relevant Planning History

None.

Wicklow County Development Plan 2022-2028

Zoning Objective: RE: Existing Residential under Bray LAP 2018-2024

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

Appendix 1 – Section 1.2 outlines measures to address climate action.

Section 1.2.2 states:

‘Energy efficiency’ in building design relates to:

- a. reducing the amount of energy used in the building and*
- b. Increasing the use of renewable sources of energy.*

There are a number of ways in which both can be achieved:

- High quality insulation, which will minimise heat loss and therefore reduce demand for heat generation;*

Relevant Legislation:

Planning and Development Act, 2000 (as amended):

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

Section 2 (1) defines works as 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 4 (1)(a) to (l) specifies various categories of development, which shall be exempted for the purposes of the Act;

In particular, section 4 (1) (h) is:

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

Section 4 (2) provides for certain classes of development to be designated as exempted development by way of legislation.

Planning and Development Regulations, 2001 (as amended):

Article 6(1) states that certain classes of development which are specified in Schedule 2 shall be exempted development for the purposes of the Act, subject to compliance with any associated conditions and limitations;

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

Details Submitted in support of Application:

The applicants are applying for a Section 5 Declaration in relation to the following;

- a Installation of external wall insulation to all exterior house walls
- b Replacement of 8sqm lean to slate roof on utility room

The applicant submitted the following in support of their application:

- Site Location Map (Google Earth and other images)
- Cover Letter for external wall insulation
- Cover Letter for replacement of lean-to roof

a) The proposed development consists of installation of internal wall insulation to a depth of 100mm. It is noted that the current wall finish consists of a white painted render and the applicant has confirmed that the new finish will match that of the existing in terms of colour and appearance.

b) The proposed development consists of the removal of the existing roof of an attached single storey utility room to the rear to be replaced with a new slate tiled roof which will be visually consistent with the existing roof.

Assessment:

a) Installation of External Insulation

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

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

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

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

The Planning Authority is satisfied that the proposal **would involve works to the existing structure** and therefore the proposal does constitute development.

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

Section 4 (1) (h) of the Planning and Development Act 2000 (as amended) states:

“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.”

The external insulation is considered come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended) as they would affect the external appearance however the impact would 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. The existing finish of the dwelling and other dwellings in the immediate area is a render finish, which is to remain following the addition of external insulation, albeit that the dwelling will have an increased depth of 100mm. As such, it is considered that the proposed works would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of neighbouring structures and therefore is considered **exempt development** as per Section 4 (1) (h) of the Planning and Development Act 2000 (as amended).

It is also noted that the proposed works are supported by appendix 1 of the Wicklow CDP 2022-2028, which supports energy efficiency in building design, which includes high quality insulation to minimise heat loss. It is noted that the building is old and is likely to have a low energy rating and works to improve its energy efficiency are supported.

b) Replacement of 8sqm lean-to slate roof on utility room

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

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

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

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

The Planning Authority is satisfied that the proposal **would involve works to the existing structure** and therefore the proposal does constitute development.

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

Section 4 (1) (h) of the Planning and Development Act 2000 (as amended) states:

"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."

The applicant has confirmed that the roof structure will be replaced with a similar structure that will be visually consistent with the existing roof on a structure attached to the rear of the property and therefore, would be considered **exempt development** as per Section 4 (1) (h) of the Planning and Development Act 2000 (as amended).

Recommendation:

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether or not:

- a) the installation of external insulation to all exterior walls; and,
- b) the removal of an existing lean-to roof of the attached single storey utility room to the rear to be replaced with a new slate tiled roof,

at Norman Lodge, Hillside Road, Greystones, A63 CH73

The Planning Authority considers that:

- a) The proposal for the installation of external insulation to all exterior walls **is development and is exempted development.**
- b) The proposal for the removal of an existing lean-to roof of the attached single storey utility room to the rear to be replaced with a new slate tiled roof **is development and is exempted development.**

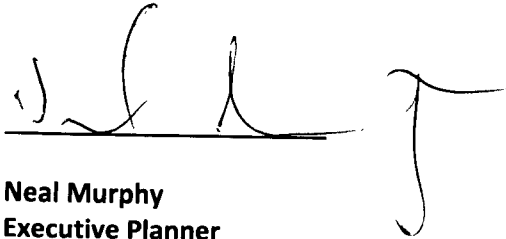
Main Considerations with respect to Section 5 Declaration:

- i. The details submitted on 01/05/2025;
- ii. Sections 2 (1), 3 (1), 4 (1) of the Planning and Development Act 2000 (as amended);
- iii. Articles 6 & 9 of the Planning and Development Regulations 2001 (as amended);

Main Reasons with respect to Section 5 Declaration:

- a) The installation of external insulation and replacement of an existing lean-to roof are works and therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- b) The works are therefore development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).

- The installation of external insulation and replacement of an existing & lean-to roof would be consistent with Section 4 (1) (h) of the Planning and Development Act 2000 (as amended) and is therefore exempted development.



Neal Murphy
Executive Planner
21/05/2025

Agreed
D White SEP
22/5/25

Issue decision as recommended
22/05/25

MEMORANDUM
WICKLOW COUNTY COUNCIL

TO: Neal Murphy
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).
EX50/2025**

I enclose herewith application for Section 5 Declaration received completed on 01/05/2025.

The due date on this declaration is 28th May 2025



Staff Officer
Planning, Economic & Rural Development



Comhairle Contae Chill Mhantáin Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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2nd May 2025

Julian Faull

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Act 2000 (as amended). – EX50/2025 – Norman Lodge, Hillside Road, Greystones, Co. Wicklow

A Chara

I wish to acknowledge receipt on 01/05/2025 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 28/05/2025.

Mise, le meas

Nicola Fleming
Staff Officer

Planning, Economic & Rural Development



Wicklow County Council
County Buildings
Wicklow
0404-20100

08/04/2025 15:17:53

Receipt No: 11/0/343590
***** REPRINT *****

JULIAN FAULL
29 SEAVIEW PARK
SHANKHILL
DUBLIN

EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non taxable	

Total	80.00 EUR
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Tendered	
Credit Card	80.00

Change	0.00
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Issued By: Cashier5MW
From: Customer Service Hub
Vat reg No 0015233H



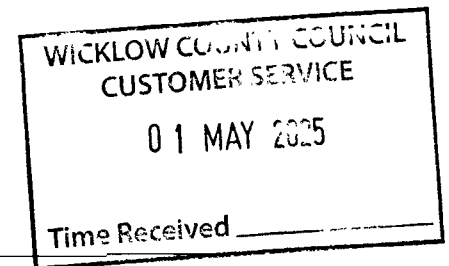
Wicklow County Council
County Buildings
Wicklow
Co Wicklow
Telephone 0404 20148
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Date Received _____

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: Julian Faull _____

Address of applicant: 29 Seaview Park, Shankill, Dublin, D18DX77

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

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) NA _____

Address of Agent : NA _____

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

3. Declaration Details

i. Location of Development subject of Declaration Norman Lodge, Hillside

Road, Greystones, Wicklow, A63CH73 _____

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

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

- iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, 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 Installation of external wall insulation to all exterior house walls, Replacement of ~8m² lean-to slate roof on utility room _____

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

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 1. Site Location Map [A4], 2. Installation of external wall insulation overview [A4], 3. Replacement of ~8m2 lean-to slate roof on utility room overview [A4]__

viii. Fee of € 80 Attached ? Yes _____

Signed : _____ Dated : _____

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.

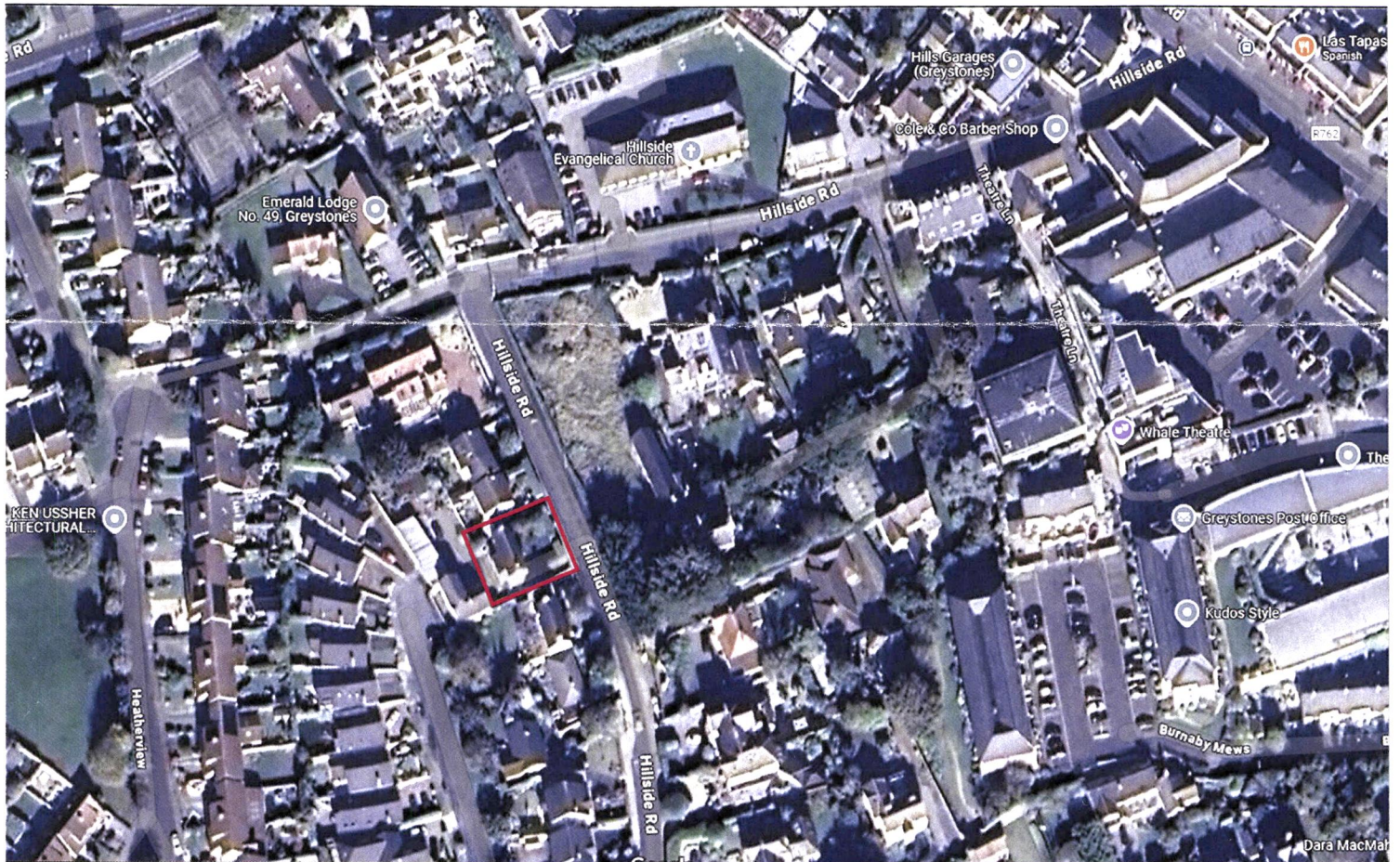
Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

1. Site Location Map

Address: Norman Lodge, Hillside Rd, Greystones, A63CH73

Property boundary show in red line



2. Installation of external wall insulation overview

Proposal to seek Section 5 Declaration Exempted Development for the Installation of external wall insulation to a depth of 100mm. The installation of external wall insulation involve fixing insulation to the outside of the building, and applying an agreed finish to this insulation. As part of the process, rainwater downpipes are removed and re-aligned, the windowcills are cut back and covered with an insulated cill cover, the soffit boards are removed, and the insulation is installed to the underside of the rafters and the removed items are then reinstalled. Vent tiles will be installed in the roof to maintain air circulation around the roof timbers. Windows are replaced with wood sash windows of the same color to preserve the existing depth the windows are set back from outer surface of the wall.

The current wall finish consists of render painted white and the final finish will be render painted white. This final finish matches the original finish and matches the finishes of neighboring properties which are all painted white.

External wall insulation is already applied to nearby properties “Hillside Cottage, Hillside Rd, Greystones” (early 2025, not visible on Google Street View yet), and “Merville, Church Rd, Greystones (visible on Google Street View).

The planned final finish of render painted white will match the planned future development at “Cashel, Hillside Rd, Greystones” which has full planning permission for a block of 14 apartments with rendered walls. Planning Ref: 23257.

The property in question is **not** within the Greystones architectural conservation area “Church Road, Killincarrig village, The Burnaby, Blacklion, Greystones Harbour”.

The proposed works are supported by appendix 1 of the Wicklow CDP 2022-2028, which supports energy efficiency in building design, which includes high quality insulation to minimize heat loss. The building currently has a very low energy rating of BER G.

The external insulation is proposed to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000) as amended as it would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighboring structures.



Front of property



Rear of property

3. Replacement of ~8m² lean-to slate roof on utility room overview

Proposal to seek Section 5 Declaration Exempted Development for the replacement of ~8m² lean-to slate roof on utility room. The proposed works consist of: Remove and dispose of existing roof finishes and structure to lean to roof to kitchen, utility / store, reinstatement of pitched roof (C16 solid timber wall plate bolted to blockwork at 400mm centres, 225mm x 44mm C16 solid timber joists at 400mm centres, C16 solid timber rafters at 400mm centres, Joist handlers timber to timber 225mm x 44mm, Spanish Slate on tiling battens on breathable roofing felt).

The current roof finish is false slate tile, the final finish will be slate tile. The current and final finish will visually match. The final finish will match the existing finish of the main roof and will match the finish of neighbouring properties.

There is no change to the floor area of the property.

The roof replacement is proposed to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000) as amended as it would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighboring structures.



Removal and reinstatement of small pitched roof only. No work to main roof.