

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 i Suíomh / Website www wicklow ie

Arthur O'Leary & Associates Ltd, 81 Main Street, Gorey, Co. Wexford.

8th August 2025

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX85/2025 at Brunswick Row, Carnew, Co. Wicklow

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 Pleanala 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: Andrew & Catherine Hatton

Location: Brunswick Row, Carnew, Co. Wicklow

Reference Number: EX 85/2025

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/850

A question has arisen as to whether "the construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to two storey terraced dwelling. The dwelling is a protected structure" at Brunswick Row, Carnew, Co. Wicklow is or is not exempted development.

Having regard to:

- a) The details received with this Section 5 application (EX85/2025) on the 16th July 2025.
- b) Sections 2, 3, 4 and 57 (1) of the Planning and Development Act 2000(as amended).
- c) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended).
- d) Carnew Town Plan 2022-2028 and Wicklow CDP 2022 2028

Main Reason with respect to Section 5 Declaration:

- The construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to a two storey terraced dwelling (a protected structure) would be development having regard to Section 3 of the Planning and Development Act 2000 (as amended)
- 2) The construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to a two storey terraced dwelling (a protected structure) does not accord with the provisions of Schedule 2, Part 1, Class 1, condition/limitation 3 of the Planning and Development Regulations 2001 (as amended), as the first floor extension would be constructed on a party wall which is less than 2m from a party wall.

The Planning Authority considers that "the construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to two storey terraced dwelling. The dwelling is a protected structure" at Brunswick Row, Carnew, Co. Wicklow is development and is NOT exempted development

Signed: DOUNE BYLNE

OP ADMINISTRATIVE OFFICE

PLANNING, ECONOMIC & RURAL DEVELOPMENT

Dated 8¹¹⁴ August 2025





WICKLOW COUNTY COUNCIL PLANNING & DEVELOPMENT ACTS 2000 (As Amended) SECTION 5 CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/850

Reference Number:

EX 85/2025

Name of Applicant:

Andrew & Catherine Hatton

Nature of Application:

Section 5 Referral as to whether or not "the construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to two storey terraced dwelling. The dwelling is a protected structure" is or is not development

and is or is not exempted development.

Location of Subject Site:

Brunswick Row, Carnew, Co. Wicklow

Report from Andrew Spencer (EP) & Fergal Keogh (SE)

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "the construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to two storey terraced dwelling. The dwelling is a protected structure" at Brunswick Row, Carnew, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Having regard to:

- a) The details received with this Section 5 application (EX85/2025) on the 16th July 2025.
- b) Sections 2, 3, 4 and 57 (1) of the Planning and Development Act 2000(as amended).
- c) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended).
- d) Carnew Town Plan 2022-2028 and Wicklow CDP 2022 2028

Main Reason with respect to Section 5 Declaration:

- 1) The construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to a two storey terraced dwelling (a protected structure) would be development having regard to Section 3 of the Planning and Development Act 2000 (as amended)
- 2) The construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to a two storey terraced dwelling (a protected structure) does not accord with the provisions of Schedule 2, Part 1, Class 1, condition/limitation 3 of the Planning and Development Regulations 2001 (as amended), as the first floor extension would be constructed on a party wall which is less than 2m from a party wall.

Recommendation

The Planning Authority considers that "the construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to two storey terraced dwelling. The dwelling is a protected structure" at Brunswick Row, Carnew, Co. Wicklow is development and is NOT exempted development as recommended in the report by the SE.

Signed Danne Byrne

Dated 8 day of August 2025

ORDER:

I HEREBY DECLARE:

That "the construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to two storey terraced dwelling. The dwelling is a protected structure" at Brunswick Row, Carnew, Co. Wicklow is development and is **NOT** exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed:

Senior Engineer

Planning, Economic & Rural Development

Dated day of August 2025



WICKLOW COUNTY COUNCIL PLANNING DEPARTMENT

Section 5 – Application for declaration of Exemption Certificate

REF:

EX 85/2025

NAME:

ANDREW AND CATHERINE HATTON

DEVELOPMENT:

TWO STOREY REAR EXTENSION

LOCATION:

BRUNSWICK ROW CARNEW

Google Streetview:



The Site: Existing two storey terraced house within a row of 10 terraced houses, a protected structure as a unit of ten dwellings, within the town of Carnew.

Planning History (subject site): None.

Question:

The applicant has applied to see whether or not the following is or is not development; and is or is not exempted development:

 The construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to two storey terraced dwelling. The dwelling is a protected structure.

Legislative Context:

Planning and Development Act, 2000 (as amended):

Section 3(1) of the Act states the following in respect of 'development':

"In this Act, 'development' means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land."

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

'Works' include "Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal..."

Section 4 sets out the types of works that while considered 'development', can be considered 'exempted development' for the purposes of the Act.

Section 57(1): states "Notwithstanding section 4(1)(a),(h),(i),(j),(k) or (I) and any regulations made under section 4(2), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of -(a) the structure, or (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest".

"protected structure" means-

- (a) a structure, or
- (b) a specified part of a structure,

which is included in a record of protected structures, and, where that record so indicates, includes any specified feature which is within the attendant grounds of the structure and which would not otherwise be included in this definition;

- "structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—
- (a) where the context so admits, includes the land on, in or under which the structure is situate, and
- (b) in relation to a protected structure or proposed protected structure, includes—
- (i) the interior of the structure,
- (ii) the land lying within the curtilage of the structure.
- (iii) any other structures lying within that curtilage and their interiors, and
- (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);
- "alteration" includes—
- (a) plastering or painting or the removal of plaster or stucco, or
- (b) the replacement of a door, window or roof.

that materially alters the external appearance of a structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures;

Planning and Development Regulations, 2001 (as amended):

Article 6(1) Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Article 9 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.

Schedule 2: Part 1

CLASS 1

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

- 1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.
- (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.
- (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.
- 2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or

erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

- (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.
- (c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.
- 3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.
- 4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.
- (b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the 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 may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.
- 5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.
- 6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces
- (b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.
- (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.
- 7. The roof of any extension shall not be used as a balcony or roof garden.

Assessment:

The subject dwelling is a two storey mid terrace dwelling. The dwelling comprises living, sitting room, kitchen / dining and wc and ground floor level and 3 bedrooms and landing are to the first floor. The kitchen/ dining room, wc area and back bedroom make up a two storey rear projection of the existing dwelling. From viewing historical mapping I am satisfied that the rear kitchen dining area and back bedroom have been part of the dwelling since at least 1913. It is not entirely clear as to when the ground floor wc lean to block was constructed however it does appear by the wall width on the submitted drawings to be possibly pre 1964. Regardless the floor area of this unit due to its size does not affect the assessment.

The subject dwelling is a protected structure. The dwelling forms part of a terrace of 10 two storey dwellings constructed c.1820 for workers as part of the Coolattin Estate. From the description and appraisal of the dwelling within the National Building House Survey of Ireland, the dwelling is considered to be a 'well preserved early estate workers house which is somewhat larger than the typical house of the genre', which 'adds a considerable variety and quality to the streetscape of the town'. With respect to the property's inclusion in the Wicklow County Development Plan 2022-2028 Record of Protected Structures (Ref 47 - 06), the description references the facing of 10 two storey terraced houses facing an open green. From these descriptions and appraisal it is clear that the subject dwelling's architectural value lies in its being integral to the unique streetscape created by the terrace of 10 houses. It is in this regard that the impact of the proposed extension on the protected structure will be assessed.

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

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

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

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

I am satisfied that the proposal for the construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to two storey terraced dwelling – a protected structure - involves works and therefore constitutes development.

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

The development is the type of development which could come under Class 1 of the Planning & Development Regulations 2001.

Development Description:

 The construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to two storey terraced dwelling – a protected structure involves works and therefore constitutes development

Relevant Conditions and Limitations:

- 1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. **Complies.**
- (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. **Complies**

- (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres. *n/a*
- 2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres. *Complies*
- (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. *Complies*
- (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. *n/a*
- 3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary. *Not Compliant*
- 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. *n/a*
- (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. *Complies.*
- (c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling. **Complies.**
- 5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres. **Complies.**
- 6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. *Complies*.
- (b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces. *Complies*.
- (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces. n/a
- 7. The roof of any extension shall not be used as a balcony or roof garden. Complies.

Protected structure:

Given that the proposed development relates to a Protected Structure, Section 57(1) of the Planning and Development Act 2000 (as amended) is also applicable regarding exemption assessment. In this regard, Section 57 (1) states "Notwithstanding section 4(1)(a), (h), (i), (j), (k) or (l) and any regulations made under section 4(2), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of – (a) the structure, or (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest". The question therefore arises as to whether the proposed works would materially affect the character of the protected structure or any element

of the structure which contributes to its interest. As outlined in the description and appraisal for the dwelling as a protected structure, it is clear that the subject dwelling's architectural value lies in its being integral to the unique streetscape created by the terrace of 10 houses. In this regard it is considered that the impact of the proposed rear extension on the protected structure' qualities are negligible and would not materially affect the character of the structure, or any element of the structure which contributes to its special architectural and historical interest".

Recommendation:

As the proposed does not meet Condition Limitation 3.- Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary it is considered as a consequence that the proposed development falls outside the scope of Schedule 2 Part 1 Class1 of the Planning and Development Regulations 2001 (as amended).

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether or not the construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to a two storey terraced dwelling (a protected structure) is or is not development and is or is not exempted development:

The Planning Authority considers that the construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to a two storey terraced dwelling (a protected structure) is development and is **NOT** exempted development.

Main Considerations with respect to Section 5 Declaration:

The details received with this Section 5 application (EX85/2025) on the 16th July 2025.

Sections 2, 3, 4 and 57 (1) of the Planning and Development Act 2000(as amended). Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001

(as amended). Carnew Town Plan 2022-2028 and Wicklow CDP 2022 - 2028

Main Reasons with respect to Section 5 Declaration:

1) The construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to a two storey terraced dwelling (a protected structure) would be development having regard to Section 3 of the Planning and Development Act 2000 (as amended), as set out in the documents lodged.

2) The construction of a rear ground floor extension of 9.1sqm and rear first floor extension of 12sqm all to a two storey terraced dwelling (a protected structure) does not accord with the provisions of Schedule 2, Part 1, Class 1, condition/limitation 3 of the Planning and Development Regulations 2001 (as amended) and therefore is not exempted development., as the first floor extension thereto with the first floor extension that it is the sent from the first floor extension that it is the sent from the first floor extension that it is the sent from the first floor extension that it is the sent from the first floor extension that it is the sent floor e

Andrew Spencer

07/8/2025

The proton asked was not really structured rorrectly as
the proposed development is effectively 2 extensions, i.e. we in
east and I as the nest, both to the rest. The one to the
east world appear to be deapt. However the some destroice
should provide sufficient information to allow the Applicant
to be fully informed.

Agreed as modified

By less of the process of **Executive Planner**





Comhairle Contae Chill Mhantáin Ulicklow County Council

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

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MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Andrew Spencer Assistant Planner FROM:

Nicola Fleming Staff Officer

RE:- Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). EX85/2025

I enclose herewith application for Section 5 Declaration received completed on 16^{th} July 2025.

The due date on this declaration is 12th August 2025.

Staff Officer

Planning, Economic & Rural Development







Comhairle Contae Chill Mhantáin Wicklow County Council

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

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16th July 2025

Arthur O'Leary & Associates Ltd 81 Main Street Gorey Co. Wexford

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Act 2000 (as amended). – EX85/2025 – Andrew & Catherine Hatton

A Chara

I wish to acknowledge receipt on 16/07/2025 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 12/08/2025.

Mise, le meas

Nicola Fleming

Staff Office

Planning Economic & Rural Development





Record of Protected Structures

2022 - 2028

WICKLOW COUNTY DEVELOPMENT PLAN

REF. No.	OTHER REF	BUILDING ADDRESS	STRUCTURE	TOWNLAND	DESCRIPTION	Рното
47· 06	47	Carnew Brunswick Row	Terrace	Carnew 1d	A terrace of ten, two-storey facing an open green	houses

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Brunswick Row, CARNEW, Carnew, WICKLOW







Survey Data

Reg No	16324001		
Rating	Regional		
Categories of Special Interest	Architectural		
Original Use	Worker's house		
In Use As	House		
Date	1810 - 1830		
Coordinates	301977, 163244		
Date Recorded	06/08/2003		

Description

Terraced three-bay two-storey former estate worker's house, built c.1820 and now in use as a private dwelling. It was built for the Coolattin estate and is one of a terrace of thirteen houses. The house is rendered. The replacement panelled door and radial fanlight are set within a semicircular arched opening. Window openings are flat-headed and have two over two top-hung replacement timber frames. The pitched roof is finished with natural slate and has uPVC rainwater goods. Chimneystacks are rendered with slightly corbelled caps and clay pots. The house faces the road. It is slightly set back behind a low rendered wall with square gate pillars and a replacement wrought iron gate. There is a tarred footpath directly outside the gate and this is all well set back from the road behind a small green.

Appraisal

Despite the replacement windows and uPVC gutters this is a well preserved early estate workers house which is somewhat larger than the typical house of the genre. This adds a considerable variety and quality to the streetscape of the town.

Wicklow County Council County Buildings Wicklow 0404-20100



16/07/2025 09 32 23

Receipt No. L1/0/348438

ARTHUR OLFARY & ASSOCIATES LID PLANNING CONSULTANTS 81 MAIN ST GOREY CO WEXFORD

EXEMPTION CERTIFICATES 80 00 GOODS 80 00 VAT Exempt/Non vatable

Total 80 00 EUR

Fendered
Cheque 80 00
BALLYKELLY TINAHELY

Change 0 00

Issued By VANESSA PORTER From Customer Service Hub Vat reg No 0015233H



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

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eceived	

Date Re 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: ANDREW & CATHERINE HATTON						
Address of applicant: BALLYKELLY TINA HELY,						
CO. WICKLOW, Y14 FT50						
Note Phone number and email to be filled in on separate page.						
2. Agents Details (Where Applicable)						
(b) Name of Agent (where applicable) ART WR O' LEARY & ASSOCIATES L'TO						
Address of Agent: 81 MAIN STREET GOREY						
CO, WEXFORD						
Note Phone number and email to be filled in on separate page.						

3. Declaration Details

	SWICK ROW CARNEW CO. WICKLOW
	Y14 AP92
Are y	ou the owner and/or occupier of these lands at the location under i. abov
If 'No occup	o' to ii above, please supply the Name and Address of the Owner, and hierN
paym autho for w	pted development, within the meaning of this act, any person may, ent of the prescribed fee, request in writing from the relevant plann rity a declaration on that question. You should therefore set out the question.
	hich you seek the Section 5 Declaration EXTENSION TO REAR DWELLING AT GROUND FLOUR AND FIRST FLOOR
	hich you seek the Section 5 Declaration EXTENSION TO REAR DWELLING AT GROUND FLOUR AND FIRST FLOOR ASE SEE DRAWING PROPOSALS ENCLOSED.
PLE	hich you seek the Section 5 Declaration EXTENSION TO REAR DWELLING AT GROUND FLOUR AND FIRST FLOOR

	Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure)?
	RPS. Ref = 47-06 NBHS Ref = 16324001
	List of Plans, Drawings submitted with this Declaration Application
•	- Ground Floor Plan
	- First Floor Plan
	- Section
	- Lear Elevation
	- Site Layart Olan
	- Site lotation mas.
	Fee of € 80 Attached ? <u>Yes</u>
•	$= \underbrace{500}_{\text{Dated}} = \underbrace{14/07/25}_{\text{Dated}}$
bt	Dated: 14/07/25
	ENDA O'LEARY

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 -

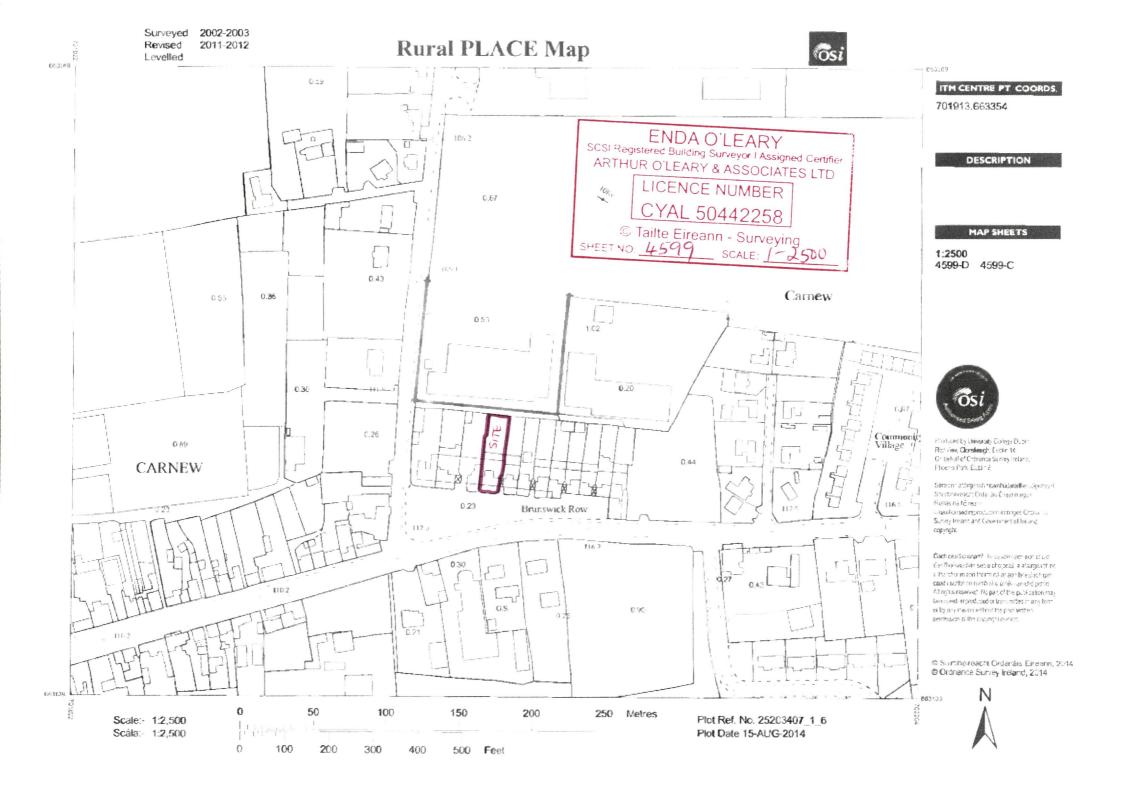
The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still

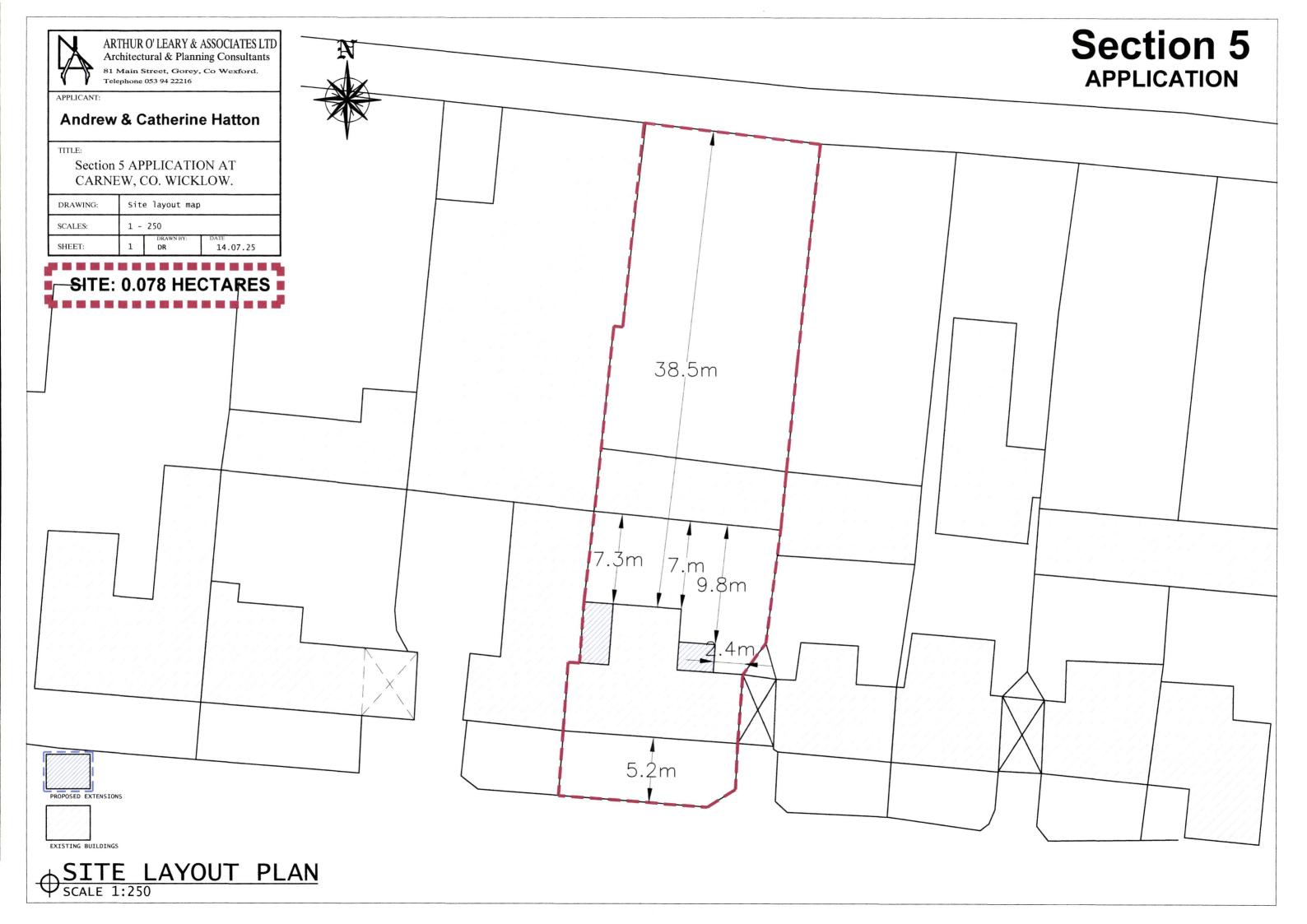
governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000(as amended) there is a certification process with respect to land reclamation works as set out under the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

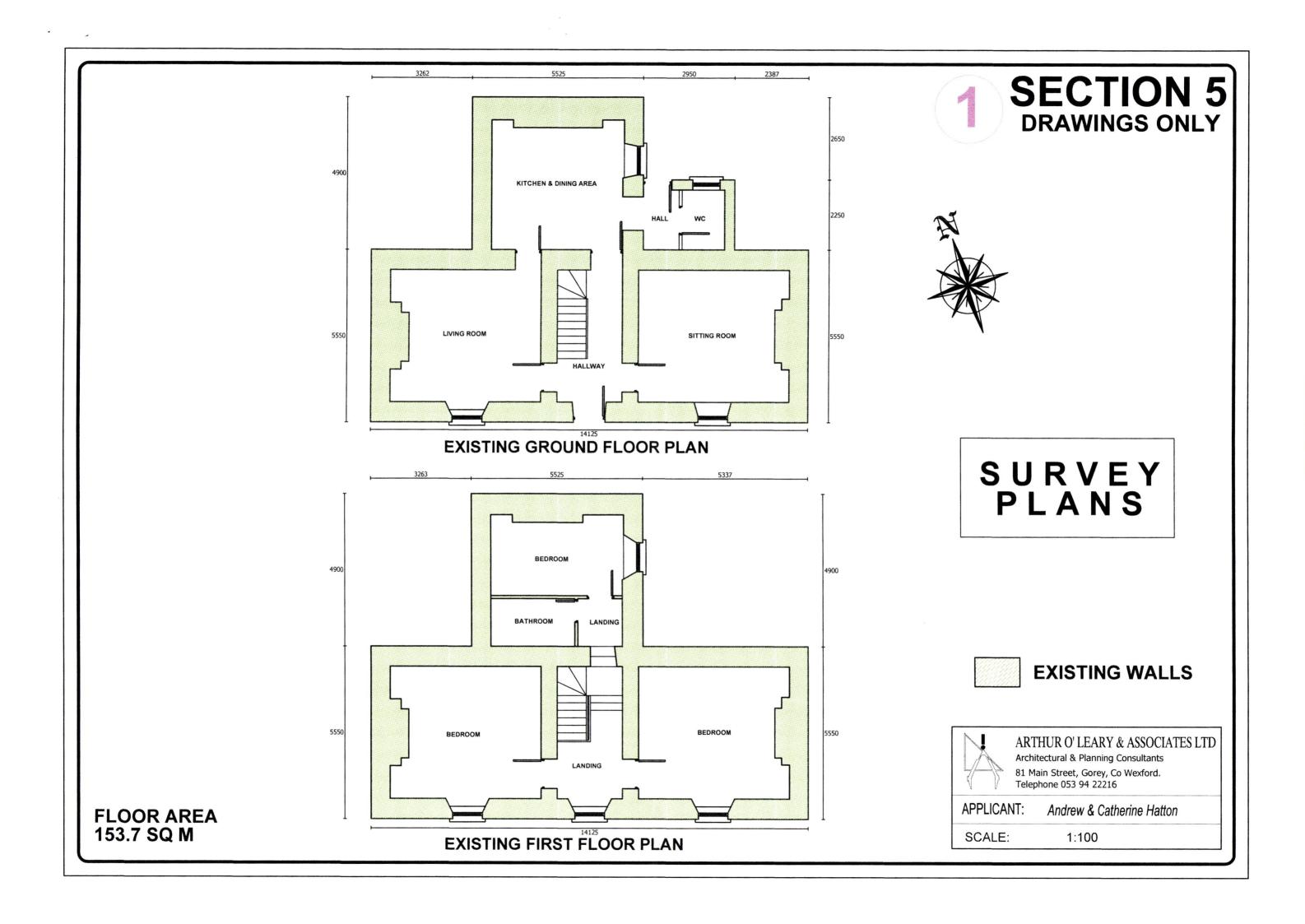
Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

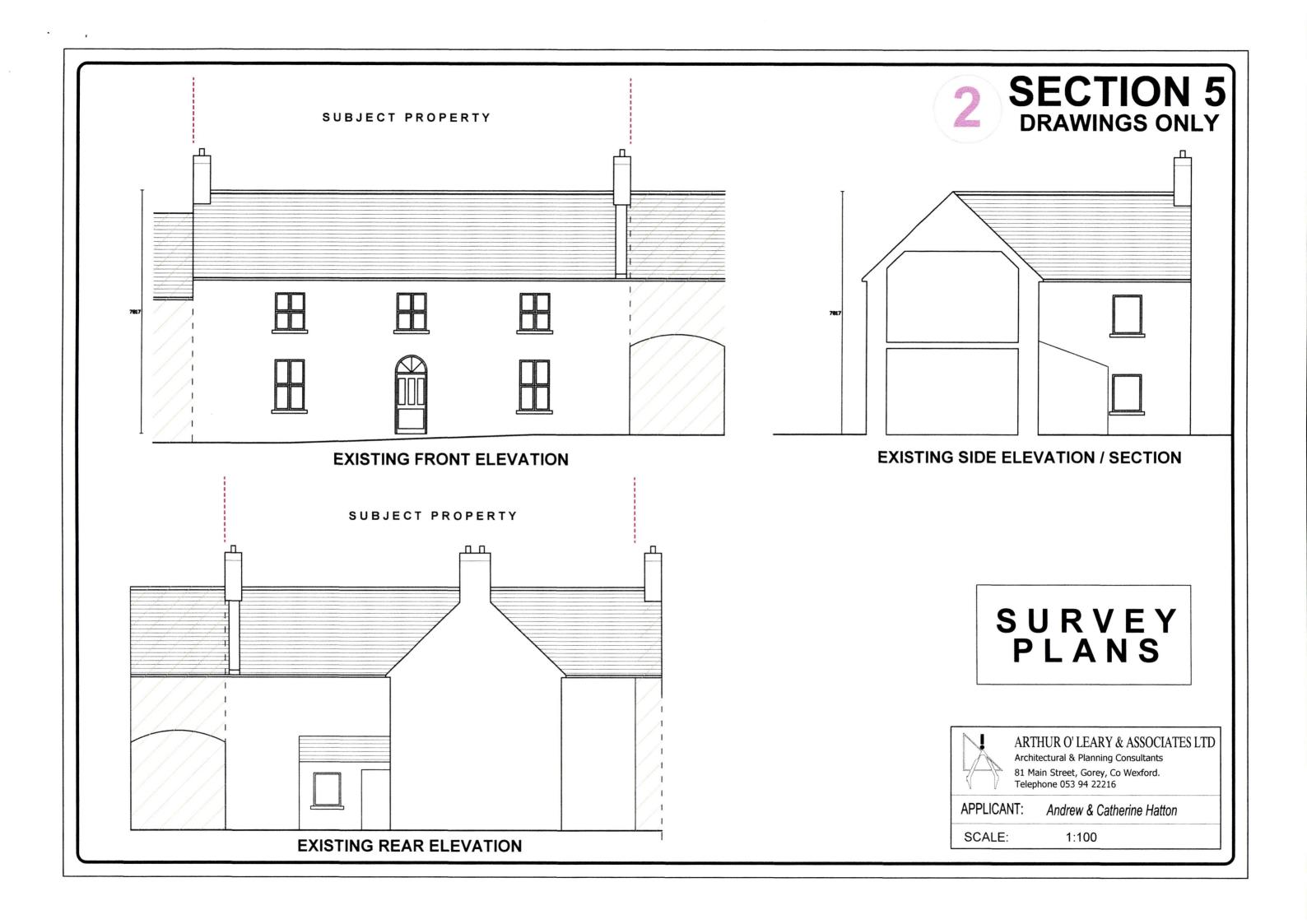
C. Farm Structures - Class 6 - Class 10 Part 3 of Schedule 2.

- 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.





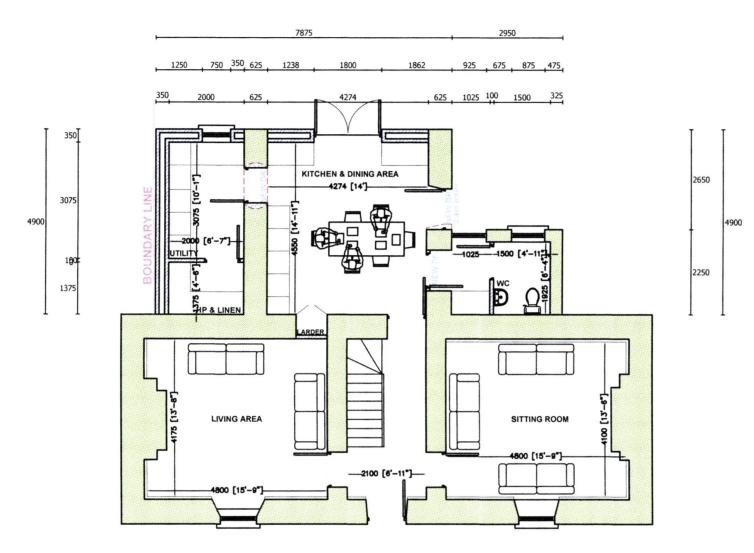




EXISTING FLOOR AREA: 153.7 SQ M

PROPOSED GROUND FLOOR AREA: 9.1 SQ M







GROUND FLOOR PLAN

PROPOSALS

ARTHUR O' LEARY & ASSOCIATES LTD Architectural & Planning Consultants

81 Main Street, Gorey, Co Wexford. Telephone 053 94 22216

APPLICANT:

Andrew & Catherine Hatton

SCALE:

1:100

DEMOLISH WALLS

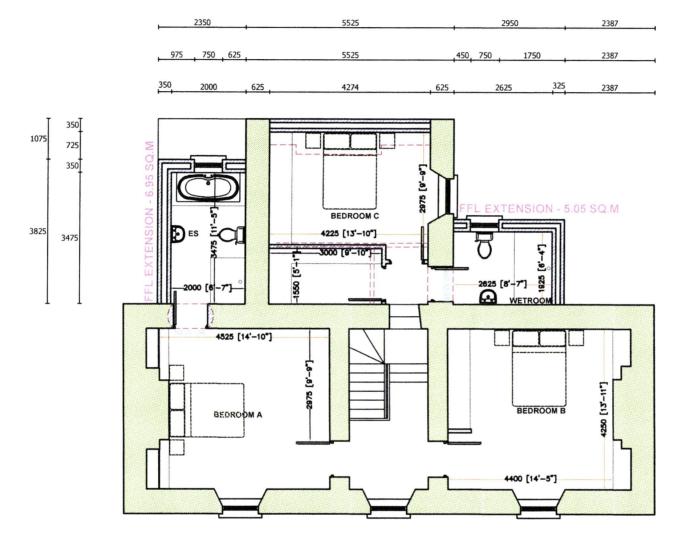
EXISTING WALLS

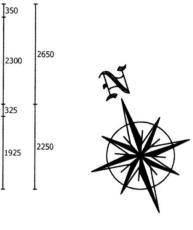
PROPOSED WORKS / ALTERATIONS

EXISTING FLOOR AREA: 153.7 SQ M

PROPOSED FIRST FLOOR AREA: 12 SQ M







FIRST FLOOR PLAN

DEMOLISH WALLS

EXISTING WALLS

PROPOSED WORKS / ALTERATIONS

PROPOSALS

ARTHUR O' LEARY & ASSOCIATES LTD

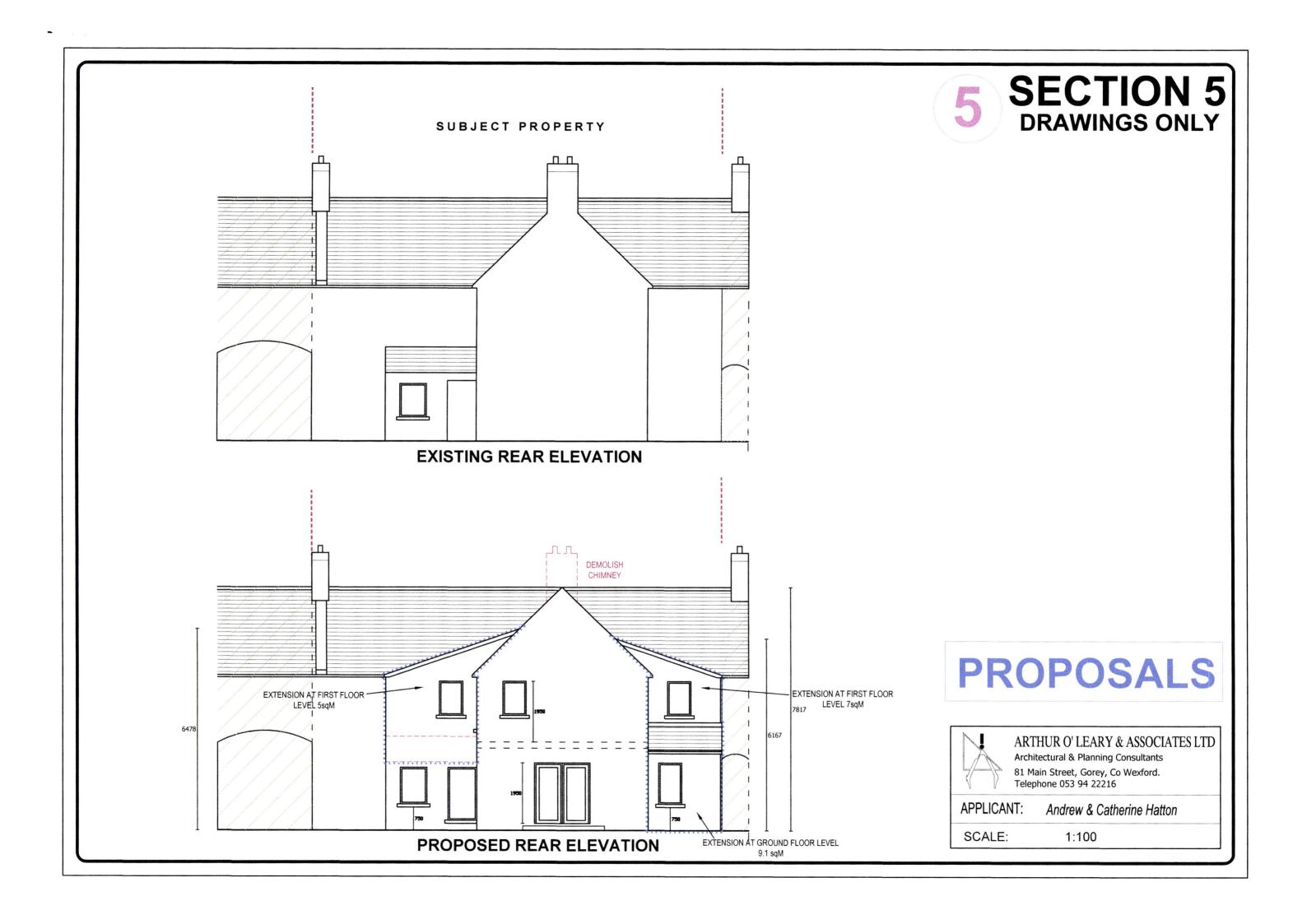
Architectural & Planning Consultants 81 Main Street, Gorey, Co Wexford. Telephone 053 94 22216

APPLICANT:

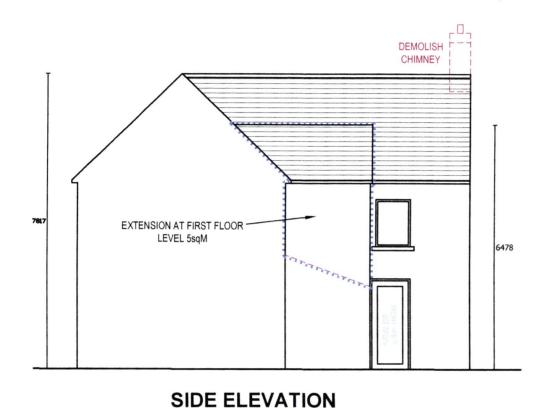
Andrew & Catherine Hatton

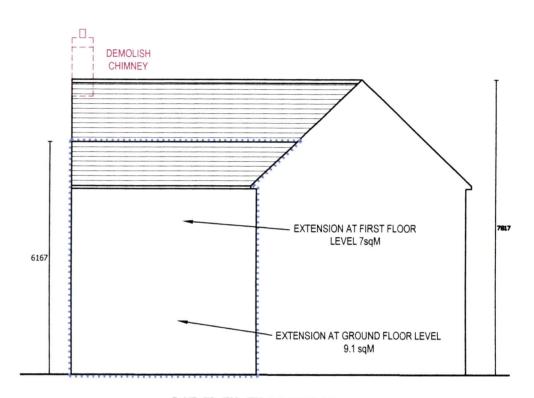
SCALE:

1:100









SIDE ELEVATION

PROPOSALS



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APPLICANT:

Andrew & Catherine Hatton

SCALE:

1:100