



Comhairle Contae Chill Mhantáin  
Wicklow County Council

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

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

Kelly MacManus  
18 Wolfe Tone Square South  
Bray  
Co. Wicklow  
A98 H3K1

19<sup>th</sup> Of March 2026

RE: Declaration in accordance with Section 5 of the Planning & Development Acts  
2000 (As Amended) -EX23/2026

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,

ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT.





# Comhairle Contae Chill Mhantáin Wicklow County Council

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

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

Applicant: Kelly MacManus

Location: 18 Wolfe Tone Square South, Bray, Co. Wicklow

Reference Number: EX 23/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/314

A question has arisen as to whether "the installation of 2 Nr. Velux rooflights to the rear roof slope of the existing dwelling" at 18 Wolfe Tone Square South, Bray, Co. Wicklow is or is not exempted development.

Having regard to:

- The details received with the Section 5 application (EX 23/2026) on the 24th February 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 of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

- The installation of 2 Nr. Velux rooflights to the rear roof slope of the existing house would be operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 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 works are considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as they 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 Planning Authority considers that "the installation of 2 Nr. Velux rooflights to the rear roof slope of the existing dwelling" at 18 Wolfe Tone Square South, Bray, Co. Wicklow is development and IS exempted development.**

Signed:   
ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT

Date: 19/03/2026



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/314

Reference Number: EX 23/2026

Name of Applicant: Kelly MacManus

Nature of Application: Section 5 Referral as to whether "*the installation of 2 Nr. Velux rooflights to the rear roof slope of the existing dwelling*" is or is not development and is or is not exempted development.

Location of Subject Site: 18 Wolfe Tone Square South, Bray, Co. Wicklow

Report from: Emma Willis, AP, Patrice Ryan, SEP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "*the installation of 2 Nr. Velux rooflights to the rear roof slope of the existing dwelling*" at 18 Wolfe Tone Square South, Bray, 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 application (EX 23/2026) on the 24th February 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 of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

- 1) The installation of 2 Nr. Velux rooflights to the rear roof slope of the existing house would be operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000 (as amended).
- 2) The works are therefore development given the provisions of Section 3(1)(a) of the Planning and Development Act 2000 (as amended).
- 3) The works are considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as they 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.

Recommendation

The Planning Authority considers that "*the installation of 2 Nr. Velux rooflights to the rear roof slope of the existing dwelling*" at 18 Wolfe Tone Square South, Bray, Co. Wicklow is development and is exempted development as recommended in the planning reports.

Signed: Dreda Boney

Date: 19/03/2026

ORDER:

I HEREBY DECLARE:

THAT "the installation of 2 Nr. Velux rooflights to the rear roof slope of the existing dwelling" at 18 Wolfe Tone Square South, Bray, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: Sed Banerjee

T/Senior Planner

Planning, Economic & Rural Development

Date: 19/3/2020



**WICKLOW COUNTY COUNCIL  
PLANNING DEPARTMENT**

---

**To:** Edel Bermingham S.E / Patrice Ryan S.E.P.  
**From:** Emma Willis A.P.  
**Type:** Section 5 Application  
**REF:** EX23/2026  
**Applicant:** Kelly MacManus  
**Date of Application:** 24/02/2026  
**Decision Due Date:** 23/03/2026  
**Address:** 18 Wolfe Tone Square South, Bray, Co Wicklow  
**Exemption Query:**

- a) Replacement of Existing Rear Window with 1 Nr. Velux Rooflight. The development consists of the replacement of an existing rear facing window with a Velux rooflight positioned on the existing rear roof slope. The rooflight does not exceed 150mm projection above roof plan or existing ridge height. No alteration to the roof structure is proposed.
- b) Installation of New Small En-Suite Window (Rear Elevation). The development also includes the installation of a small Velux window serving an en-suite bathroom on the rear elevation.

**Application Site:** The application site is located in a residential area of Bray within the Wolfe Tone estate, in an urban area. The dwelling on site is an existing terraced dwelling with rear garden. Site access is onto the public road, with off-street parking to the front of the property. The surrounding dwellings are similar mid and end of terrace residential properties.

**Aerial / Site Images:**



**Relevant Planning History:**

There is no relevant planning history associated with the subject site.

**Question:**

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether the following is or is not exempted development, at 18 Wolfe Tone Square South, Bray, Co Wicklow:

- c) Replacement of Existing Rear Window with 1 Nr. Velux Rooflight. The development consists of the replacement of an existing rear facing window with a Velux rooflight positioned on the existing rear roof slope. The rooflight does not exceed 150mm projection above roof plan or existing ridge height. No alteration to the roof structure is proposed.
- d) Installation of New Small En-Suite Window (Rear Elevation). The development also includes the installation of a small Velux window serving an en-suite bathroom on the rear elevation. This window is modest in size, rear facing, and does not materially alter the visual character of the dwelling,

**Legislative Context:**

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

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

*“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,
- b) *in relation to a protected structure or proposed protected structure, includes —*
  - (i) *the interior of the structure,*
  - (ii) *the land lying within the curtilage of the structure,*
  - (iii) *any other structures lying within that curtilage and their interiors, and*
  - (iv) *all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);*

*“works” includes “Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...”*

**Section 3(1)** of the Act states the following in respect of ‘development’:

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

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

**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.”*

**Section 4(2)** makes provision for ministerial regulations to set out further exemptions. The 2001 Planning Regulations as amended derive from this section and designate further works as being exempted development for the purposes of the act.

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

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

**Article 9(1) (a) 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.

**Schedule 2, Part 1 (Classes 1-8)** describes classes of development situated within the curtilage of a house which are exempted development, provided that such development complies with the associated conditions and limitations.

**Details submitted in support of the application:**

- Site Map
- Floor Layout
- Photographs indicating location of rooflights both internally and externally.

**Assessment:**

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

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

1. Replacement of Existing Rear Window with 1 Nr. Velux Rooflight. The development consists of the replacement of an existing rear facing window with a Velux rooflight positioned on the existing rear roof slope. The rooflight does not exceed 150mm projection above roof plan or existing ridge height. No alteration to the roof structure is proposed.
2. Installation of New Small En-Suite Window (Rear Elevation). The development also includes the installation of a small Velux window serving an en-suite bathroom on the rear elevation. This window is modest in size, rear facing, and does not materially alter the visual character of the dwelling,

all at 18 Wolfe Tone Square South, Bray, Co Wicklow.

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.

Having regard to the definition of *“development”* and *“works”* above, the Planning Authority is satisfied that the proposal involves 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 its associated Regulations.

Section 4(1)(h) provides that the carrying out of works of maintenance/improvement are exempted where such works would not materially affect the external appearance of the structure so as to render it inconsistent with the character of the structure or neighbouring structures. Having regard to the minor nature and the siting to the rear of the proposed works, the Planning Authority does not consider that the installation of 2 Nr new velux rooflights (1 to replace an existing window) to the rear roof slope of the existing dwelling, with the size of the roof windows as indicated in the submitted photographs to be of modest size in the context of the roof area and building as a whole, would materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the house or neighbouring houses. The Planning Authority therefore considers that the works would fall under the remit of 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 the:

- a) Replacement of Existing Rear Window with 1 Nr. Velux Rooflight. The development consists of the replacement of an existing rearfacing window with a Velux rooflight positioned on the existing rear roof slope. The rooflight does not exceed 150mm projection above roof plan or existing ridge height. No alteration to the roof structure is proposed.
- b) Installation of New Small En-Suite Window (Rear Elevation). The development also includes the installation of a small Velux window serving an en-suite bathroom on the rear elevation. This window is modest in size, rear facing, and does not materially alter the visual character of the dwelling,

at 18 Wolfe Tone Square South, Bray, Co Wicklow, constitutes exempted development within the meaning of the Planning and Development Acts, 2000 (as amended).

The Planning Authority considers that the installation of 2 Nr. velux rooflights to the rear roof slope of the existing dwelling at 18 Wolfe Tone Square South, Bray, Co Wicklow is **development** and is **exempted development**.

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

- a) The details received with the Section 5 application (EX 23/2026) on the 24<sup>th</sup> February 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 of the Planning and Development Regulations 2001 (as amended)

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

- 1) The installation of 2 Nr. velux rooflights to the rear roof slope of the existing house would be operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000 (as amended).
- 2) The works are therefore development given the provisions of Section 3(1)(a) of the Planning and Development Act 2000 (as amended).
- 3) The works are considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as they 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.



Emma Willis AP

Date: 13/03/2026

19.

Approved  
Deputy Mayor S&D  
19/03/2026



**Comhairle Contae Chill Mhantáin  
Wicklow County Council**

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**MEMORANDUM**

**WICKLOW COUNTY COUNCIL**

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**TO: Emma Willis  
Assistant Planner**

**FROM: Nicola Fleming  
Staff Officer**

**RE:- EX23/2026 - 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 24/02/2026.

The due date on this declaration is the 23/03/2026.



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**Staff Officer  
Planning Development & Environment**





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

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

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Kelly MacManus  
18 Wolfe Tone Square South  
Bray  
Co. Wicklow  
A98 H3K1

25<sup>th</sup> February 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX23/2026

A Chara

I wish to acknowledge receipt on 24/02/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 23/03/2026.

Mise, le meas



---

Nicola Fleming  
Staff Officer  
Planning, Economic & Rural Development





# Comhairle Contae Chill Mhantáin Wicklow County Council

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Kelly MacManus  
18 Wolfe Tone Square South  
Bray  
Co. Wicklow  
A98 H3K1

WICKLOW COUNTY COUNCIL  
CUSTOMER SERVICE  
24 FEB 2026  
Completed  
Thank you

19<sup>th</sup> February 2026

form attached  
Kelly

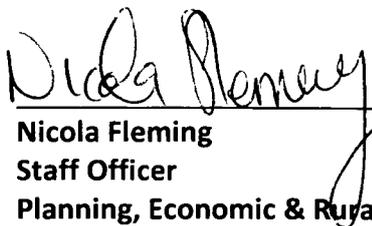
**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Act 2000 (as amended). – EX23/2026 at 18 Wolfe Tone Square South, Bray, Co. Wicklow**

A Chara

I wish to acknowledge receipt of your correspondence for a declaration in respect of Section 5 for the above on 19<sup>th</sup> February 2026 and to advise that the official application form needs to be completed. I have enclosed same.

This application is currently classed as incomplete and decision date cannot be noted until documentation is received.

Mise, le meas

  
Nicola Fleming  
Staff Officer  
Planning, Economic & Rural Development

WICKLOW COUNTY COUNCIL  
24 FEB 2026  
PLANNING DEPT.





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

Office Use Only

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

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

RECEIVED 24 FEB 2026

**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: KELLI MAC MANUS  
Address of applicant: 18 WOLFE TONE SQUARE SOUTH,  
BALLY, CO WICKLOW, A98 H3K1

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

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

- (b) Name of Agent (where applicable) \_\_\_\_\_  
Address of Agent : \_\_\_\_\_  
\_\_\_\_\_

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

### 3. Declaration Details

i. Location of Development subject of Declaration 18 WOLFE TONE  
SQUARE SOUTH, BILAH, Co. WICKLOW, A98 H3K1

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 > REPLACEMENT OF EXISTING REAR WINDOW WITH VELUX ROOFLIGHT : DOES NOT EXCEED 150MM ABOVE ROOF PLAN OR EXISTING RIDGE HEIGHT  
> INSTALL OF NEW SMALL ENSUITE WINDOW (REAR FACING), DOES NOT ALTER MATERIALLY THE VISUAL OF THE HOUSE

*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 ACT 2001 (as amended) SEC 4(1)(h)

> PLANNING + DEVELOPMENT REGULATIONS 2001 (S.I. 600/2001)  
ARTICLE 6(1); SCHEDULE 2, PART 1, CLASS C; SCHEDULE 2, PART 1, CLASS I,  
ARTICLE 9

*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 \_\_\_\_\_

SITE MAP

FLOOR LAY OUT

PHOTOS INDICATING LOCATION OF VELUX WINDOWS

INTERNAL + EXTERNAL UGLY POINT

viii. Fee of € 80 Attached ? ISSUED WITH ORIGINAL SUBMISSION.

Signed :



Dated :

20 Feb 2026

**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  
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19<sup>th</sup> February 2026

**Kelly MacManus  
18 Wolfe Tone Square South  
Bray  
Co. Wicklow  
A98 H3K1**

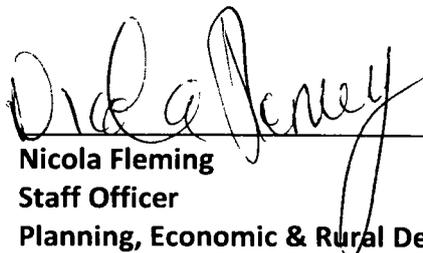
**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Act 2000 (as amended). – EX23/2026 at 18 Wolfe Tone Square South, Bray, Co. Wicklow**

A Chara

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This application is currently classed as incomplete and decision date cannot be noted until documentation is received.

Mise, le meas

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



Wicklow County Council  
Cour Buildings  
Wicklow  
0404 20100

19/02/2026 10:39:23

Receipt No L1/0/359180

KELLY MCMANUS  
18 WOLFE TONE SQUARE SOUTH  
BRAY  
CO WICKLOW  
A98H3K1

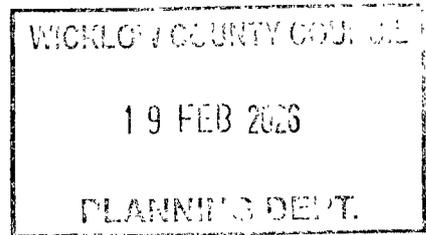
EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total 80 00 EUR

Tendered  
Cheque 80 00  
18 WOLFE TONE SQUARE SOUTH

Change 0 00

Issued By Adam Copeland  
From Customer Service Hub  
Vat reg No 0015233H



## **SECTION 5 DECLARATION**

**Planning & Development Act 2000 (as amended)**  
**WICKLOW COUNTY COUNCIL**

### **1. Applicant Details**

**Applicant:** Kelly MacManus

**Address:** 18 Wolfe Tone Square South, Bray, Co. Wicklow, A98 H3K1

**Phone/Email:**

### **2. Location of Development**

**Site Address:**

18 Wolfe Tone Square South, Bray, Co. Wicklow, A98 H3K1

### **3. Description of Proposed Development**

#### **(a) Replacement of Existing Rear Window with Velux Rooflight**

The development consists of the replacement of an existing rearfacing window with a Velux rooflight positioned on the existing rear roof slope. The rooflight does not exceed 150 mm projection above the roof plane and does not exceed the existing ridge height. No alteration to the roof structure is proposed.

#### **(b) Installation of New Small Ensuite Window (Rear Elevation)**

The development also includes the installation of a small Velux window serving an ensuite bathroom on the rear elevation. This window is modest in size, rearfacing, and does not materially alter the visual character of the dwelling.

### **4. Relevant Planning Legislation**

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

- **Section 4(1)(h)** — Exempts works that do not materially affect the external appearance of a structure.
- **Section 5** — Provides for a declaration on whether particular works are or are not development, or are or are not exempted development.

#### **Planning and Development Regulations 2001 (S.I. 600/2001)**

- **Article 6(1)** — Development listed in Schedule 2 is exempted where conditions are met.

- **Schedule 2, Part 1, Class C** — Permits rooflights/Velux windows where projection does not exceed 150 mm and where the roof height is not altered.
- **Schedule 2, Part 1, Class 1** — Permits minor domestic works to the rear of a dwelling that do not materially affect external appearance.
- **Article 9** — Restrictions on exempted development (e.g., protected structures, ACAs). None apply in this case.

## **5. Statement on Why the Development Is Considered Exempt**

The proposed works constitute exempted development under the Planning and Development Act 2000 (as amended) for the following reasons:

### **1. Velux Rooflight**

- The rooflight does not exceed 150 mm projection,
- Does not increase roof height,
- Is located on the rear elevation,
- Complies with Class C of Schedule 2, Part 1.

### **2. Ensuite Window**

- The small rearfacing window does not materially affect the external appearance of the dwelling,
- It fits within Section 4(1)(h) and Class 1 (minor domestic works).

### **3. Restrictions**

- The property is **not** a Protected Structure
- It is **not** within an Architectural Conservation Area
- No Article 9 restrictions apply.

**Accordingly, the works are considered exempted development.**

## **6. Documentation Submitted**

(as guided by Wicklow County Council)

- Site Location Map

- Existing Elevation Drawings
- Proposed Elevation Drawings
- Roof Plan (showing rooflight location)
- Floor Plan (showing ensuite location)
- Photographs of existing rear elevation and roof slope

### 7. Declaration

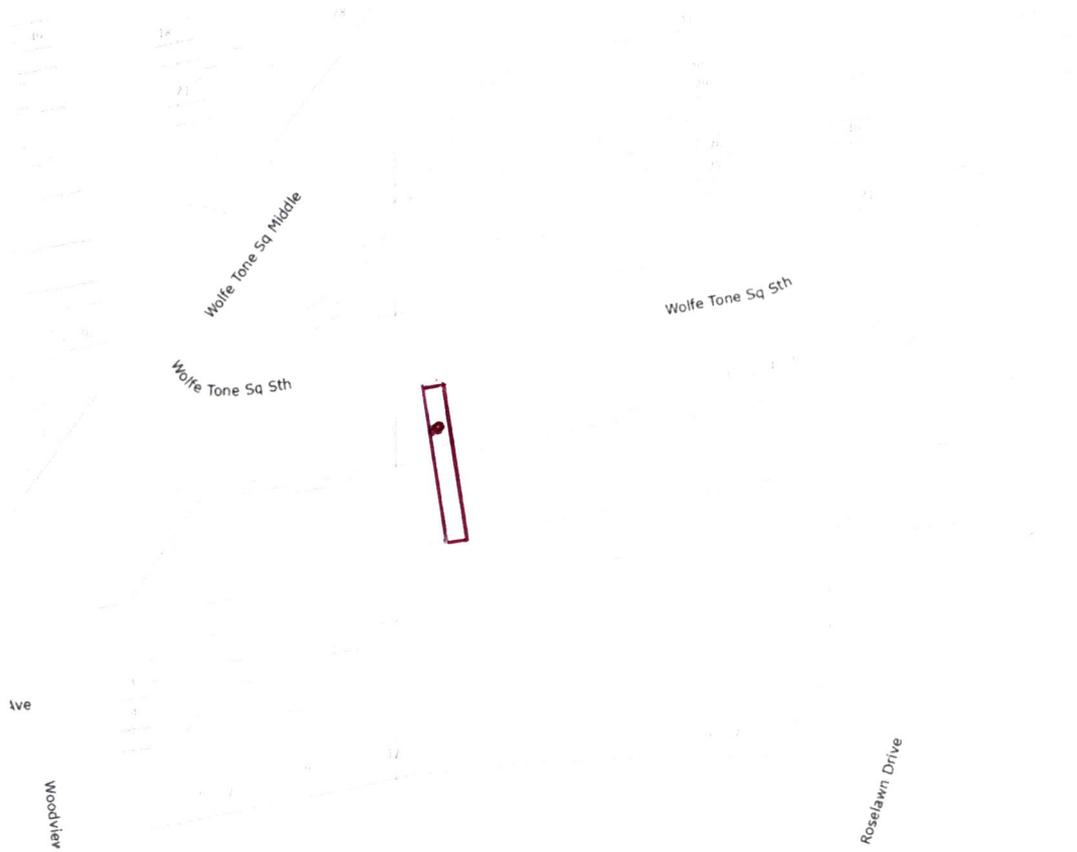
I request, under **Section 5** of the Planning & Development Act 2000 (as amended), that Wicklow County Council issue a declaration on whether the described works constitute exempted development.

Signed: Kelly MacManus

Name: Kelly MacManus

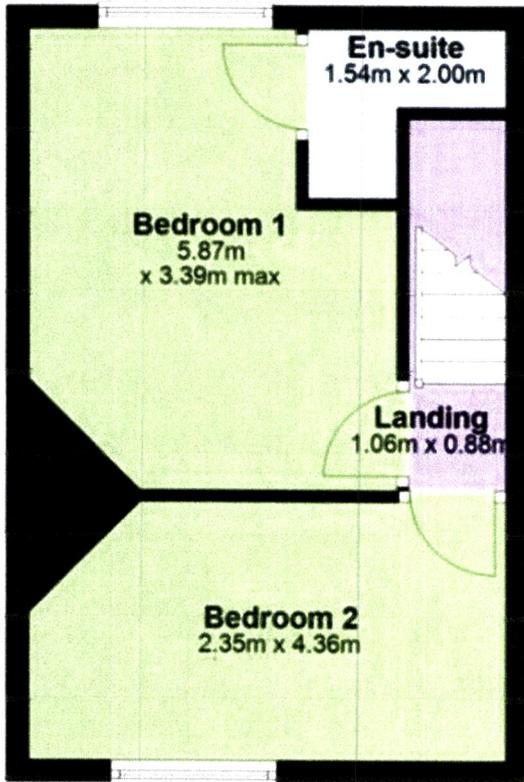
Date: 09 Feb 2026

Site Location Map – 18 Wolfe Tone Square South, Bray, A98 H3K1 (Not to Scale)



Floor Plan – 18 Wolfe Tone Square South, Bray, A98 H3K1 (Not to Scale)

## First Floor

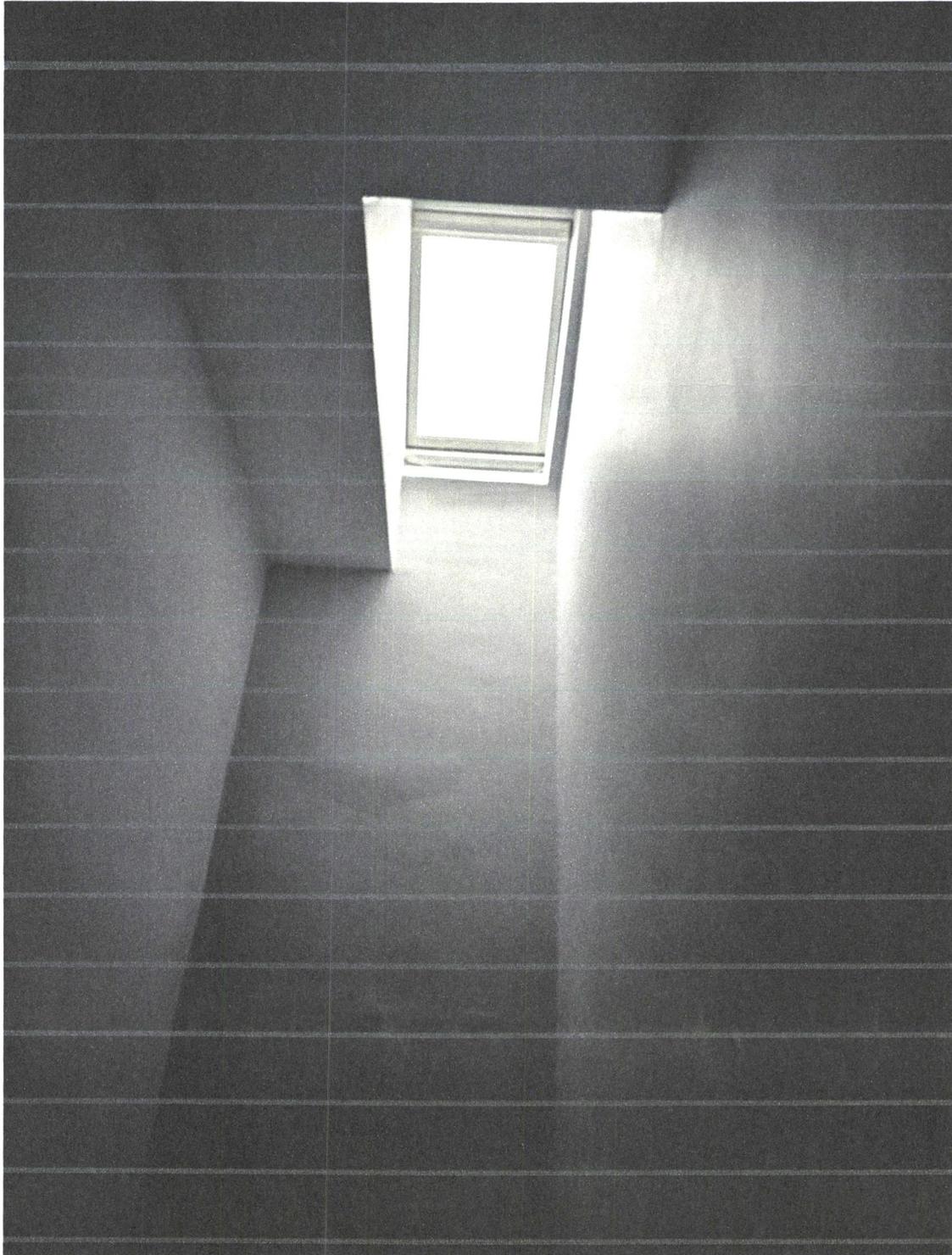


Photos to support application

Ensuite Bathroom – New Velux Installed (i)



Landing Window – Replacement Velux Installed (i)



Rear Garden View ;

Replacement Window (1), Ensuite Window (2)

