



# COMHAIRLE CONTAE CHILL Mhantáin Wicklow County Council

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

Áras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
Guthán / Tel (0404) 20148  
Faics / Fax: (0404) 69462  
Rphost / Email [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website [www.wicklow.ie](http://www.wicklow.ie)

Martin Cleary  
Ardkeen  
Putland Road  
Bray  
Co. Wicklow

 Of February 2026

RE: Declaration in accordance with Section 5 of the Planning & Development Acts  
2000 (As Amended) -EX18/2026

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

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

**Applicant:** John Treanor

**Location:** 130 Charnwood, Bray, Co. Wicklow

**Reference Number:** EX 18/2026

### CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/219

A question has arisen as to whether "a proposed single storey extension to the rear and demolition of existing rear extension" at 130 Charnwood, Bray, Co. Wicklow is or is not exempted development.

#### Having regard to:

- The details received with the Section 5 Declaration on the 06/02/2026.
- Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- Schedule 2, Part.1, Class 1 of the Planning and Development Regulations 2001 (as amended)

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

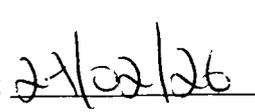
- The construction of a proposed single storey extension to the rear and demolition of existing rear extension is works and is therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- The proposed extension would come within the description and limitations as set out under Schedule 2, Part 1, Class 1 and class 50(b) of the Planning and Development Regulations 2001 (as amended) and is therefore exempted development.
- The proposed demolition of the existing extension would come within the description as set out under Schedule 2, Part 1, Class 50(b) of the Planning and Development Regulations 2001 (as amended) and is therefore exempted development.

**The Planning Authority considers that "a proposed single storey extension to the rear and demolition of existing rear extension" at 130 Charnwood, Bray, Co. Wicklow is development and IS exempted development.**

Signed:

  
ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT

Date:





WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/219

Reference Number: EX 18/2026

Name of Applicant: John Treanor

Nature of Application: Section 5 Referral as to whether "*a proposed single storey extension to the rear and demolition of existing rear extension*" is or is not development and is or is not exempted development.

Location of Subject Site: 130 Charnwood, 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 "*a proposed single storey extension to the rear and demolition of existing rear extension*" at 130 Charnwood, Bray, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

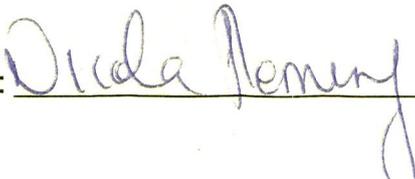
- a) The details received with the Section 5 Declaration on the 06/02/2026.
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- d) Schedule 2, Part.1, Class 1 and Class 50(b) of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

1. The construction of a 20m<sup>2</sup> extension to the rear of a house is works and is therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
2. The proposed extension would come within the description and limitations as set out under Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) and is therefore exempted development.
3. The proposed demolition of the existing extension would come within the description as set out under Schedule 2, Part 1, Class 50(b) of the Planning and Development Regulations 2001 (as amended) and is therefore exempted development.

Recommendation

The Planning Authority considers that "*a proposed single storey extension to the rear and demolition of existing rear extension*" at 130 Charnwood, Bray, Co. Wicklow is development and is exempted development as recommended in the planning reports.

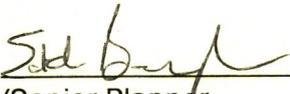
Signed: 

Date: 26/02/2026

ORDER:

I HEREBY DECLARE:

That "a *proposed single storey extension to the rear and demolition of existing rear extension*" at 130 Charnwood, Bray, Co. Wicklow is **development and is exempted development** within the meaning of the Planning & Development Acts 2000 (as amended).

Signed:   
T/Senior Planner

Planning, Economic & Rural Development

Date: 27/2/2026



**WICKLOW COUNTY COUNCIL  
PLANNING DEPARTMENT**

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**To:** Edel Bermingham S.E / Patrice Ryan S.E.P.  
**From:** Emma Willis A.P.  
**Type:** Section 5 Application  
**REF:** EX18/2026  
**Applicant:** John Treanor  
**Date of Application:** 06/02/2026  
**Decision Due Date:** 05/03/2026  
**Address:** 130 Charnwood, Bray, Co Wicklow  
**Exemption Query:** Demolition of existing 2.84m<sup>2</sup> extension to the rear of existing dwelling and construction of a 20m<sup>2</sup> extension to rear of house.

**Application Site:** The application site is located in a residential area of Bray within the Charnwood estate. The site is located in an urban area. The dwelling on site is an existing semi-detached dwelling with a front and rear garden. Site access is onto the public road, with off-street parking to the front of the property. A previous extension was added to the side of the property at a date unknown to the current owner. The surrounding dwellings are similar semi-detached residential properties, many of which have similar side extensions.

**Aerial / Site Images:**



**Relevant Planning History:**

No relevant planning history on 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:

- 20m<sup>2</sup> extension to rear of house, at 130 Charnwood, Bray, Co Wicklow.

Proposals included the demolition of existing 2.84 m<sup>2</sup> rear extension in order to facilitate the proposed extension. A previous side/front extension of 19.50m<sup>2</sup> was constructed at a date unknown to the current owner, bringing the total combined area of extension to 39.50 m<sup>2</sup>.

**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** outlines the classes of development that are considered to be exempted development, subject to conditions and limitations, and the ‘Restrictions on Exemptions’ set out in Article 6. The following are of relevance.

**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.

*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.  
(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.

**CLASS 2**

(a) The provision as part of a heating system of a house, of a chimney or flue, boiler house or fuel storage tank or structure.

*Conditions and Limitations:*

The capacity of an oil storage tank shall not exceed 3,500 litres.

**CLASS 12**

The painting of any external part of any building or other structure.

*Conditions and Limitations:*

Such painting may not, except in the case of a hoarding or other temporary structure bounding land on which development consisting of works is being or will be carried out in pursuance of a permission granted under Part III of the Act or as exempted development, be for the purposes of creating a mural.

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

- P001 – Proposed Site Plan
- P002 – Existing/Proposed Ground Floor Plan
- P003 – Existing/Proposed Rear Elevations
- P004 – Existing/Proposed Side Elevations & Existing Front Elevation
- Site Location Map

**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:

- 20m<sup>2</sup> extension to rear of house, at 130 Charnwood, 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 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.

Having regard to the definition of “development” and “works” above, the Planning Authority is satisfied that the proposal would involve works of construction and therefore the proposal does constitute development.

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

Schedule 2, Pt.1 Class 1 of the Planning and Development Regulations 2001 (as amended) states that the following constitutes exempted development:

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

Relevant Schedule 2, Pt.1 Class 1 Checklist:

<i>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</i>	Extension of 20sqm in gross floor area.  N/A
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<p><i>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.</i></p> <p><i>(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.</i></p>	<p>N/A</p>
<p><b>2. (a)</b> <i>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.</i></p> <p><i>(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.</i></p> <p><i>(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</i></p>	<p>Previous side extension of unknown date with a GFA of 19.50sqm. Total extension would fall below 40sqm (20 + 19.50 = 39.50sqm)</p> <p>N/A</p> <p>N/A</p>
<p><b>3.</b> <i>Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</i></p>	<p>Extension ground floor only.</p>
<p><b>4. (a)</b> <i>Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.</i></p> <p><i>(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</i></p> <p><i>(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</i></p>	<p>Existing wall does not exceed the height of the rear wall of the house.</p> <p>N/A</p> <p>Height of the extensions roof does not exceed the height of the highest part of the roof of the dwelling,</p>

<p><b>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.</b></p>	<p>In excess of 25sqm if private open space is retained to the rear of the dwelling.</p>
<p><b>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></p> <p><b>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</b></p> <p><b>(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.</b></p>	<p>Proposed rear and side facing windows are in excess of one meter from their relative site boundaries.</p> <p>N/A</p> <p>N/A</p>
<p><b>7. The roof of any extension shall not be used as a balcony or roof garden.</b></p>	<p>It is not indicated that the existing roof is to be used as a balcony or roof garden.</p>

It is noted that the proposed works to which article 6 relates shall not be exempted development for the purposes of the Act if the carrying out of such works would contravene with the limitations as set out per Article 9 (1).

**Recommendation:**

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

- A proposed single storey 20m<sup>2</sup>-extension to rear and demolition of existing rear extension:

at 130 Charnwood, Bray, Co Wicklow, constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

- The Planning Authority considers that the construction of a proposed single storey 20m<sup>2</sup>-extension to rear and demolition of existing rear extension:

**20m<sup>2</sup> extension to the rear of a house at 130 Charnwood, Bray, Co Wicklow is development and is exempted development.**

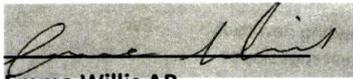
Main Considerations with respect to Section 5 Declaration :

- a) The details received with the Section 5 Declaration on the 06/02/2026.
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- d) Schedule 2, Part.1, Class 1 and Class 50(b) of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

- The construction of a proposed single storey extension to rear and demolition of existing rear extension 20m<sup>2</sup>-extension to the rear of a house is works and is therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).

- The ~~proposal~~ proposed extension would come within the description and limitations as set out under Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) and is therefore exempted development.
- The proposed demolition of the existing extension would come within the description as set out under Schedule 2, Part 1, Class 50(b), of the Planning and Development Regulations 2001 (as amended) and is therefore exempted development.



Emma Willis AP

Date: 20/02/2026

I note that the question asked on the application form refers to a "proposed single storey extension to rear and demolition of existing rear extension".

As the question also includes the demolition of the existing rear extension to facilitate the proposed rear extension, this element of the question is considered to fall within the remit of CLASS 50 (b) which refers to:

*"The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act".*

Associated conditions and limitations: None

As the demolition of the existing rear extension is required to facilitate the extension proposed under Class 1, the demolition of this extension is considered to be works and therefore is considered to be development and is considered to be exempted development under Class 50(b) of the Planning and Development Regulations 2001(as amended). The recommendation above has therefore been amended accordingly.



Agreed as amended.

Patrice Ryan SEP 25/02/2026

# MEMORANDUM

## WICKLOW COUNTY COUNCIL

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**TO: Emma Willis**  
**Assistant Planner**

**FROM: Aoife Kinsella**  
**Clerical Officer**

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**RE:- EX18/2026 - 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 06/02/2026.

The due date on this declaration is the 05/03/2026.

Aoife Kinsella

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

Martin Cleary  
Ardkeen  
Putland Road  
Bray  
Co. Wicklow

11<sup>th</sup> February 2026

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX18/2026 for John Treanor**

A Chara

I wish to acknowledge receipt on 06/02/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 05/03/2026.

Mise, le meas

  
\_\_\_\_\_  
Aoife Kinsella  
Clerical Officer  
Planning, Economic & Rural Development



# **MARTIN CLEARY Architectural Design**

Ardkeen Putland Road,  
Bray,  
Co. Wicklow.

ARCHITECTURAL DESIGN  
BUILDING ENERGY RATING CONSULTANTS  
BUILDING CONSULTANTS

M 0868172516  
E martin@infoarchitecturaldesign.ie

REF

52/26  
Wicklow County Council  
Planning Section,  
County Buildings,  
Station Road,  
Wicklow,  
Co. Wicklow.

DATE

4<sup>TH</sup> February 2026

RE Application for a Declaration in Accordance with Section 5 of The Planning & Development Acts 2000(As Amended) For A Single Storey Extension to the Rear of 130 Charnwood Bray County Wicklow for John Treanor.

Dear Sir or Madam,

On behalf of John Treanor, I enclose a Section 5 application for the above project. My client would like to build a single storey extension to the rear of his house as shown on the attached drawings.

There is an existing rear single storey extension 2.84m<sup>2</sup> which will be demolished to allow for a new rear extension 20.0m<sup>2</sup>, a side extension 19.50m<sup>2</sup> exists on site, the applicant cannot confirm when this extension was constructed as it was carried out by previous owners.

The following documents are enclosed.

Application form.

Planning Fee €80.00.

1 copy of OS Map

1 copy of:

1 copy of:

1:100.

1 copy of:

1:100.

1 copy of:

Front Elevation Scale 1:100.

Site Photographs.

Plot date 30<sup>th</sup> January 2026.

P-01/ Proposed Site Plan Scale 1:100.

P-02/ Existing/Proposed Ground Floor Plans Scale

P-03/ Existing/Proposed Rear Elevations Scale

P-04/ Existing/Proposed Side Elevations & Existing

Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

09/02/2026 09 23 20

Receipt No L1/0/358611

MARTIN CLEARY ARCHITECTS  
ARDKEEN  
PUTLAND ROAD  
BRAY  
CO WICKLOW

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

Total 80 00 EUR

Tendered  
Credit Card 80 00  
130 CHARNWOOD BRAY

Change 0 00

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



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

Office Use Only

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

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

RECEIVED 06 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: JOHN TREATOR  
Address of applicant: 130 CHARWOOD  
BRAY Co. Wicklow

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

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

(b) Name of Agent (where applicable) MARTIN CLEARY  
Address of Agent : ARDKEEN POTLAND ROAD  
BRAY Co Wicklow

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

**3. Declaration Details**

i. Location of Development subject of Declaration \_\_\_\_\_

130 CHARNWOOD BRAY COUNTY Wicklow

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 \_\_\_\_\_

IS THE PROPOSED SINGLE STORY EXTENSION TO THE LEAR + DEMOLITION OF EXISTING ROAD EXTENSION EXEMPTED DEVELOPMENT

*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 \_\_\_\_\_

CONSTRUCT LEAR EXTENSION UNDER 40M<sup>2</sup> EXEMPTED DEVELOPMENT RULE

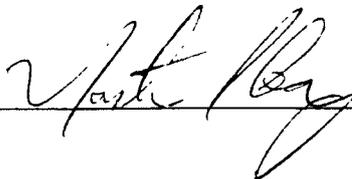
*Additional details may be submitted by way of separate submission.*

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure ( or proposed protected structure) ? yes

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

P.001 - PROPOSED SITE PLAN  
P.002 - EXISTING / PROPOSED GROUND FLOOR PLANS  
P.003 - EXISTING / PROPOSED REAR ELEVATIONS  
P.004 - EXISTING / PROPOSED SIDE ELEVATIONS + EXISTING FRONT ELEVATION  
SITE LOCATION MAP

viii. Fee of € 80 Attached ? PAID

Signed :  Dated : 04/02/2020

**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

# Planning Pack Map



Tailte  
Éireann



**CENTRE COORDINATES:**  
ITM 726125,717657

**PUBLISHED:** 30/01/2026  
**ORDER M:** 50515220

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**MAP SHE:** 3568-18, 3568-23

**COMPILED AND PUBLISHED:**  
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Dublin 8,  
Ireland.  
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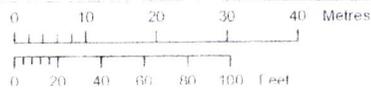
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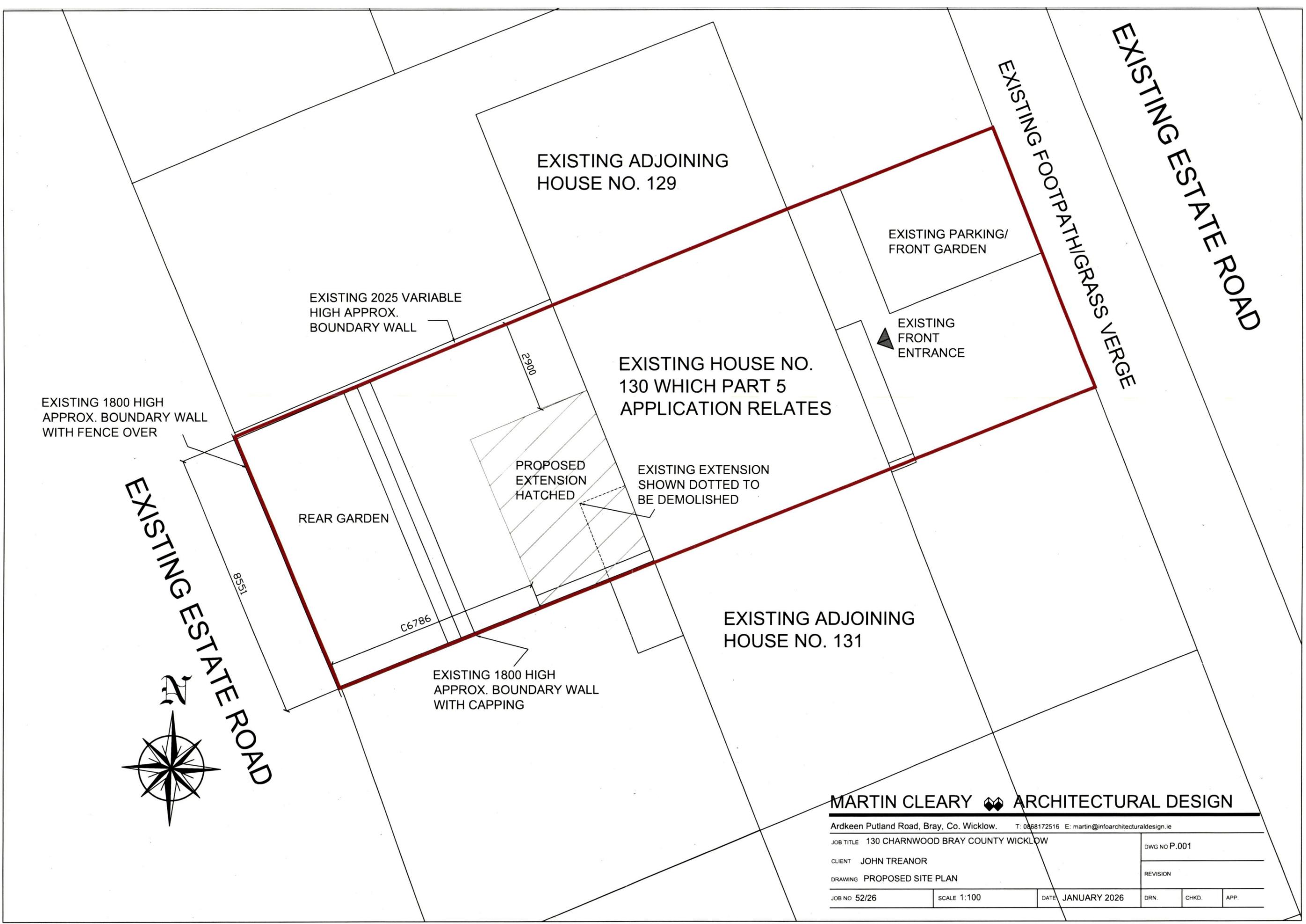


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**CAPTURE RESOLUTION:**  
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at

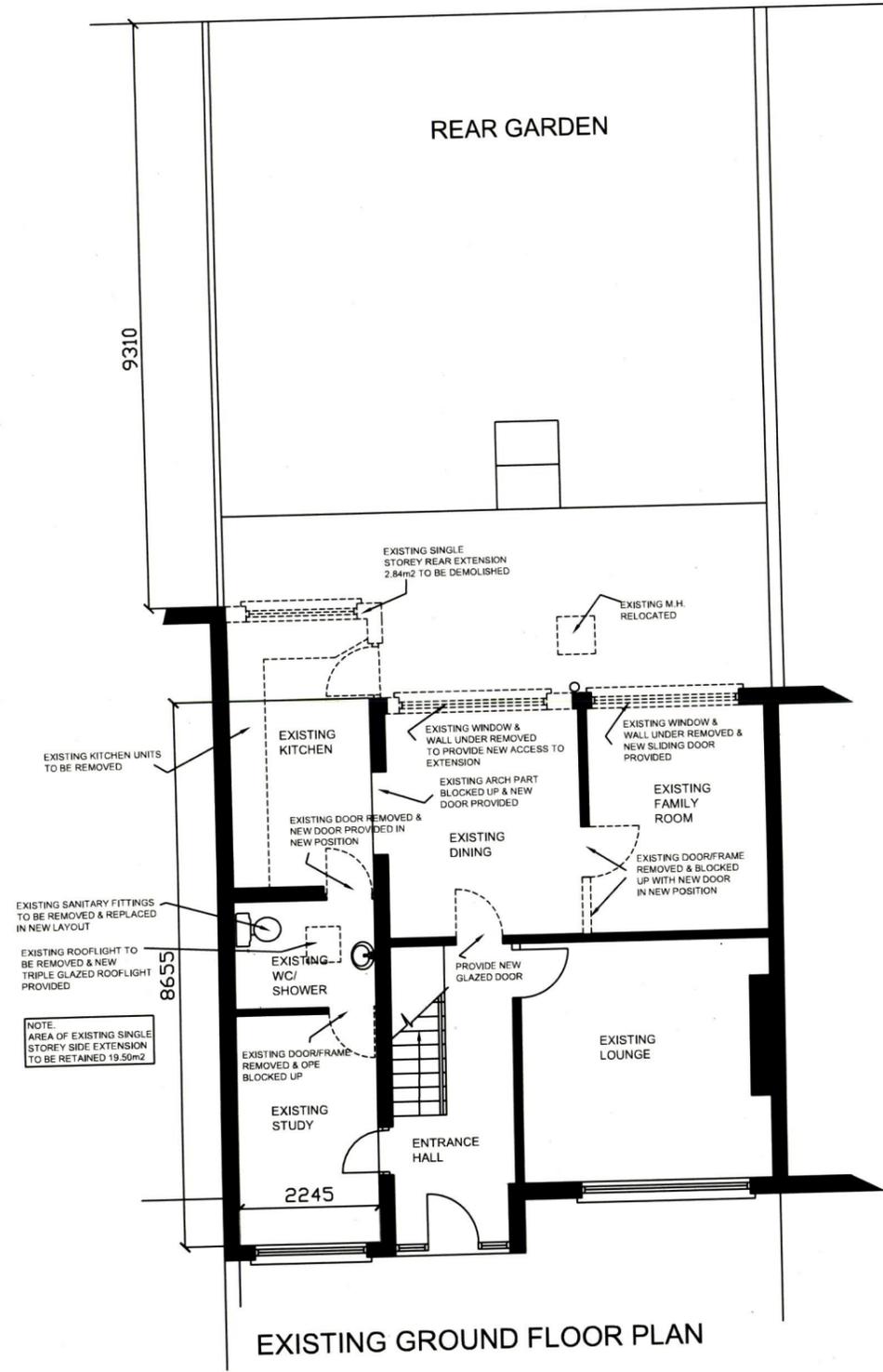
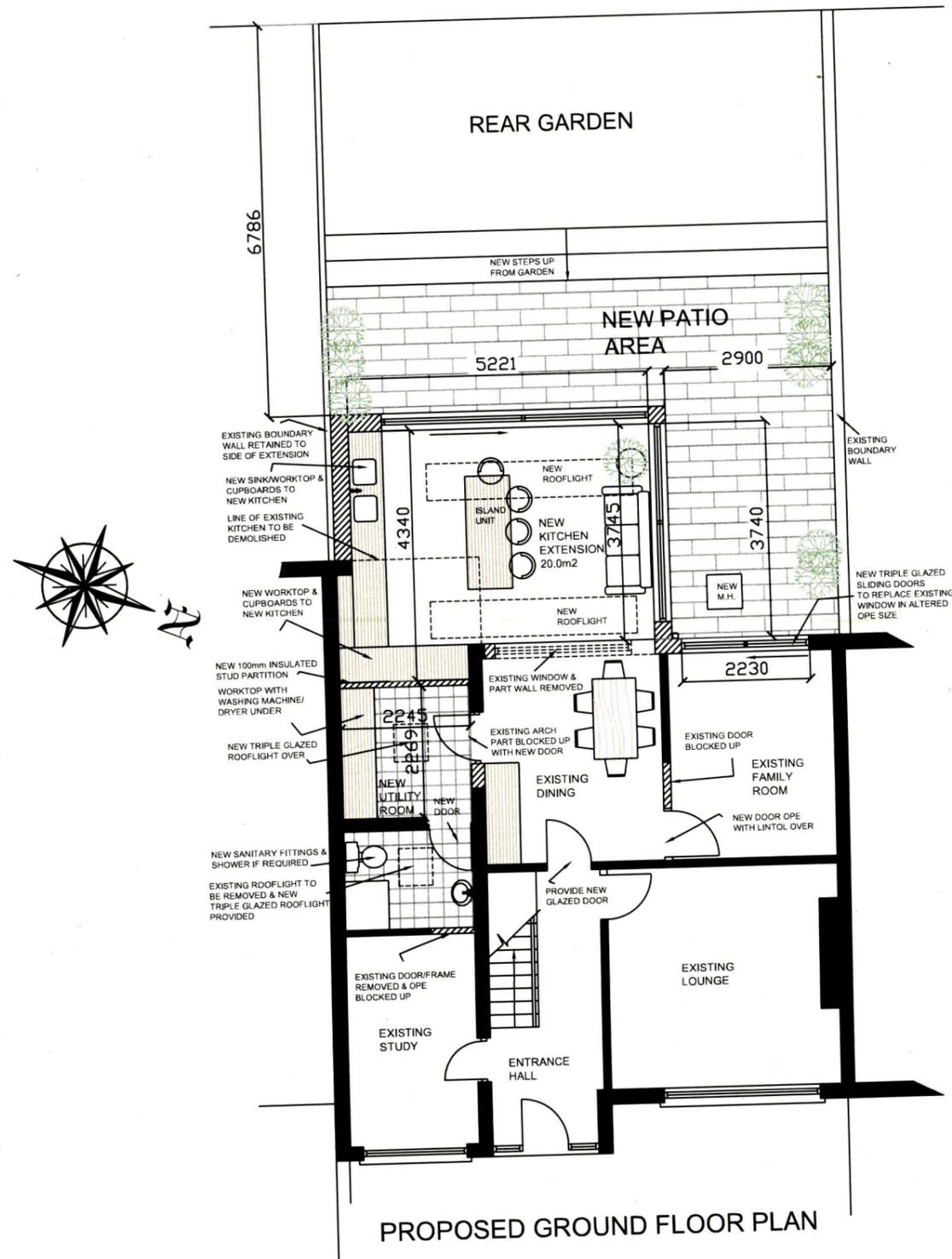
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**MARTIN CLEARY ARCHITECTURAL DESIGN**

Ardkeen Putland Road, Bray, Co. Wicklow. T: 0868172516 E: martin@infoarchitecturaldesign.ie			
JOB TITLE	130 CHARNWOOD BRAY COUNTY WICKLOW	DWG NO	P.001
CLIENT	JOHN TREANOR	REVISION	
DRAWING	PROPOSED SITE PLAN		
JOB NO	52/26	SCALE	1:100
DATE	JANUARY 2026	DRN.	CHKD.
		APP.	



**MARTIN CLEARY ARCHITECTURAL DESIGN**

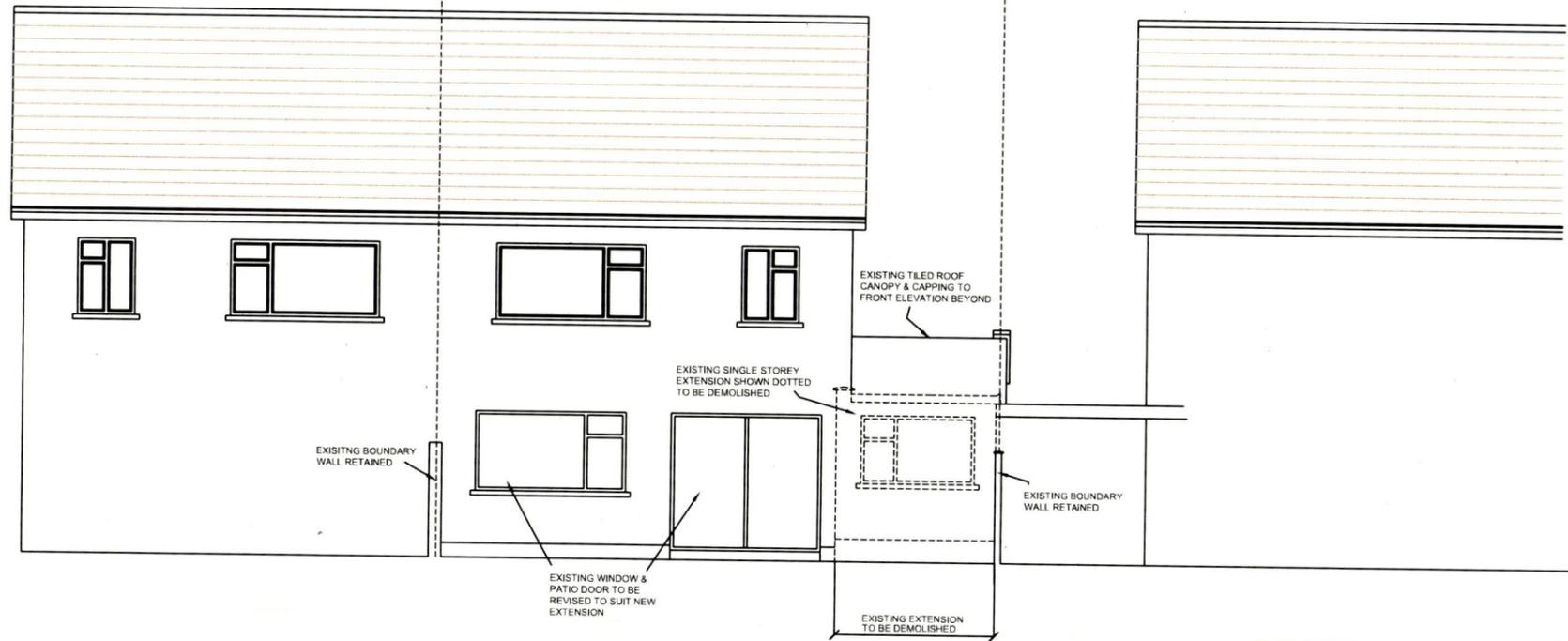
Ardkeen Putland Road, Bray, Co. Wicklow. T: 0868172516 E: martin@infoarchitecturaldesign.ie

JOB TITLE	130 CHARNWOOD BRAY COUNTY WICKLOW	DWG No P.002
CLIENT	JOHN TREANOR	REVISION
DRAWING	EXISTING & PROPOSED GROUND FLOOR PLAN	
JOB NO	52/26	SCALE 1:100
DATE	JANUARY 2026	DRN. CHKD. APP.

EXISTING ADJOINING HOUSE NO. 129

EXISTING HOUSE NO. 130 WHICH  
PART 5 APPLICATION RELATES

EXISTING ADJOINING HOUSE NO. 131



EXISTING REAR ELEVATION

EXISTING ADJOINING HOUSE NO. 129

EXISTING HOUSE NO. 130 WHICH  
PART 5 APPLICATION RELATES

EXISTING ADJOINING HOUSE NO. 131



PROPOSED REAR ELEVATION

**MARTIN CLEARY ARCHITECTURAL DESIGN**

Ardkeen Putland Road, Bray, Co. Wicklow. T: 0868172516 E: martin@infoarchitecturaldesign.ie

JOB TITLE 130 CHARNWOOD BRAY COUNTY WICKLOW

DWG NO P.003

CLIENT JOHN TREANOR

DRAWING EXISTING & PROPOSED REAR ELEVATIONS

REVISION

JOB NO 52/26

SCALE 1:100

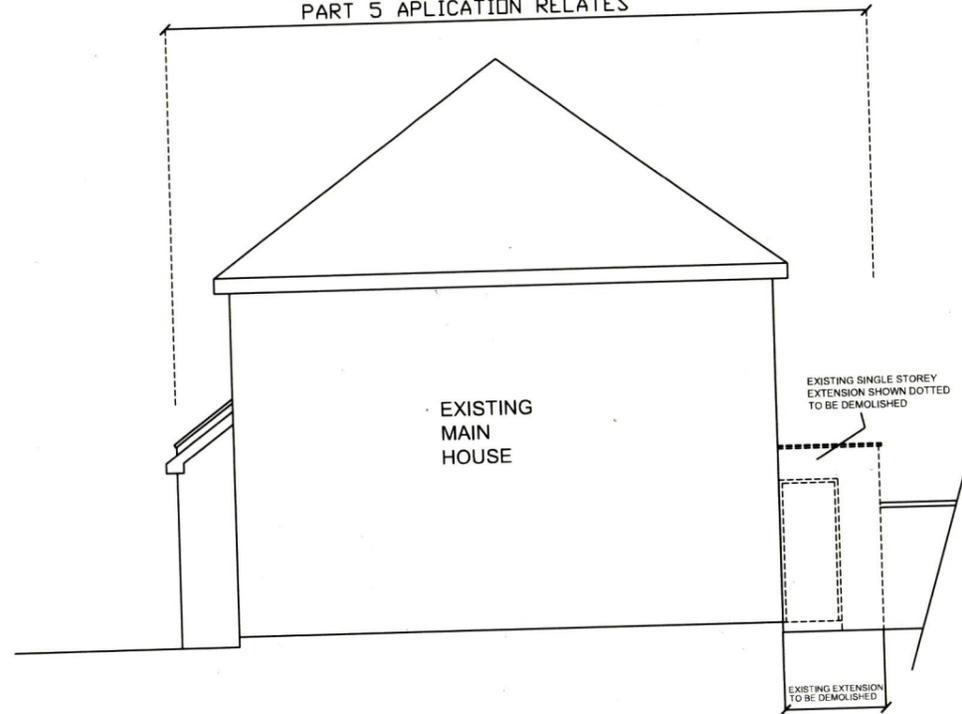
DATE JANUARY 2026

DRN.

CHKD.

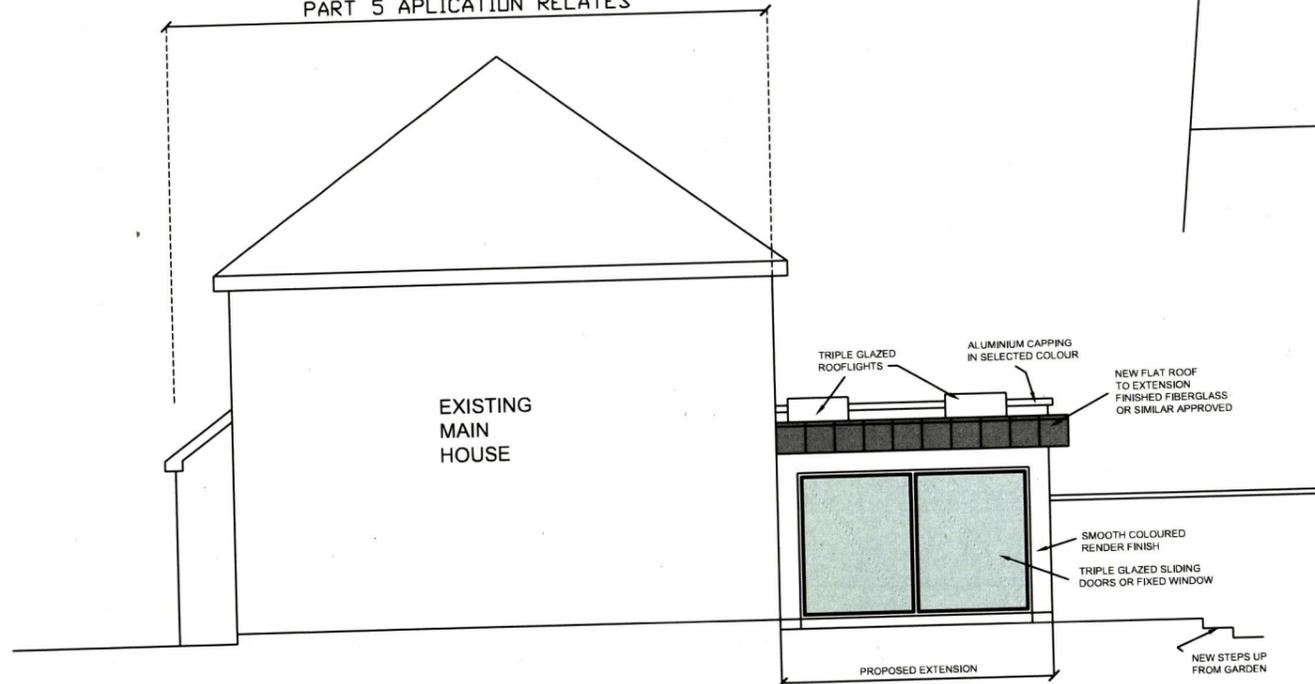
APP.

EXISTING HOUSE NO. 130 WHICH  
PART 5 APPLICATION RELATES



EXISTING SIDE ELEVATION

EXISTING HOUSE NO. 130 WHICH  
PART 5 APPLICATION RELATES



PROPOSED SIDE ELEVATION

EXISTING HOUSE NO. 130 WHICH  
PART 5 APPLICATION RELATES

EXISTING ADJOINING HOUSE NO. 129



EXISTING FRONT ELEVATION  
NO WORKS PROPOSED

**MARTIN CLEARY**  **ARCHITECTURAL DESIGN**

Ardkeen Putland Road, Bray, Co. Wicklow. T: 0868172516 E: martin@infoarchitecturaldesign.ie		DWG No P.004	
JOB TITLE 130 CHARNWOOD BRAY COUNTY WICKLOW		REVISION	
CLIENT JOHN TREANOR		DATE JANUARY 2026	
DRAWING EXISTING/PROPOSED SIDE ELEVATIONS & EXISTING FRONT ELEVATION		DRN.	CHKD.
JOB NO 52/26	SCALE 1:100	APP.	