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

Calina Grigorescu,
19 Springfield Heights,
Newtownmountkennedy,
Co. Wicklow.
A63 V993

24th of September 2026

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) -EX116/2026

A Chara,

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Coimisiún Pleanála of such fee as may be prescribed, refer a declaration for review by the Coimisiún within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,

pp Joanne Byrne.
ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.

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

Applicant: Calina Grigorescu

Location: 19 Springfield Heights, Newtownmountkennedy, Co. Wicklow

Reference Number: EX116/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/1168

A question has arisen as to whether "The limited use of part of an existing dwelling to be used as a small-scale baking business" *at* 19 Springfield Heights, Newtownmountkennedy, Co.Wicklow is or is not exempted development.

Having regard to:

(a) sections 2(1), 3(1), and 4(1)(j) of the Planning and Development Act, 2000, as amended
(b) The details submitted in the Section 5 Application, in particular the scale, nature and layout of the house and limited provision of baking, the nature of the use carried on therein, including the sole operation by a single resident, absence of employees, absence of machinery or nuisance, the restricted and controlled access to the premises by people collecting orders, and
(c) the absence signage at the property and any external works

Main Reasons with respect to Section 5 Declaration:

1. The limited scale of the use, lack of modifications to the dwelling to allow for the sole operation of the baking by a single resident, absence of employees, absence of machinery or nuisance, the restricted and controlled access to the premises by people collecting orders.
2. the change of use given its limited / minor nature would not give rise to any additional traffic or emissions, would not alter the character of the existing dwelling and therefore the change of use is not considered to result in the change of use being material, and is therefore not development having regard to the definition set out in Section 3(1) of the Planning and Development Act 2000 (as amended).

The Planning Authority considers that *"The limited use of part of an existing dwelling to be used as a small-scale baking business"* **is development and IS Exempted Development** at 19 Springfield Heights, Newtownmountkennedy, Co. Wicklow,

Signed: Joanne Byrne
pp ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Date: 22/09/2026

WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/1168

Reference Number:	EX116/2026
Name of Applicant:	Calina Grigorescu
Nature of Application:	Section 5 Referral as to whether "*The limited use of part of an existing dwelling to be used as a small-scale baking business*" is or is not development and is or is not exempted development.
Location of Subject Site:	19 Springfield Heights, Newtownmountkennedy, Co. Wicklow
Report from:	Shane McCormack E.P.

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether *"The limited use of part of an existing dwelling to be used as a small-scale baking business" at* 19 Springfield Heights, Newtownmountkennedy, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

(a) sections 2(1), 3(1), and 4(1)(j) of the Planning and Development Act, 2000, as amended
(b) The details submitted in the Section 5 Application, in particular the scale, nature and layout of the house and limited provision of baking, the nature of the use carried on therein, including the sole operation by a single resident; absence of employees, absence of machinery or nuisance, the restricted and controlled access to the premises by people collecting orders, and
(c) the absence signage at the property and any external works

Main Reasons with respect to Section 5 Declaration:

1. The limited scale of the use, lack of modifications to the dwelling to allow for the sole operation of the baking by a single resident, absence of employees, absence of machinery or nuisance, the restricted and controlled access to the premises by people collecting orders.
2. the change of use given its limited / minor nature would not give rise to any additional traffic or emissions, would not alter the character of the existing dwelling and therefore the change of use is not considered to result in the change of use being material, and is therefore not development having regard to the definition set out in Section 3(1) of the Planning and Development Act 2000 (as amended).

Recommendation

The Planning Authority considers that *"The limited use of part of an existing dwelling to be used as a small-scale baking business"* is development and is exempted development *at* 19 Springfield Heights, Newtownmountkennedy, *Co. Wicklow* as recommended in the planning reports.

Signed: Joanne Byrne.

Date: 22/09/2026

ORDER:

I HEREBY DECLARE: That *"The limited use of part of an existing dwelling to be used as a small-scale baking business"* is development and is exempted development *at 19 Springfield Heights, Newtownmountkennedy, Co. Wicklow* within the meaning of the Planning & Development Acts 2000 (as amended).

Signed:

T/Senior Planner
Planning, Economic & Rural Development

Date: 24/9/2026

WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT
Section 5 – Application for declaration of Exemption Certificate

TO:	**Edel Bermingham SP**
FROM:	**Shane McCormack EP**
REF:	**EX 116/2026**
DECISION DUE DATE:	**12/10/2026**
APPLICANT:	**CALINA GRIGORESCU**
DEVELOPMENT:	**LIMITED USE OF PART OF EXISITNG DWELLING AS A SMALL SCALE HOME BAKING BUSINESS**

Site Location
The subject site is located at 19 Springfield Heights, Newtownmountkennedy, co. Wicklow as shown in Figure 1.

Figure 1: Subject site location

Exemption: Whether or not:

The limited use of part of an existing dwelling to be used as a small-scale baking business, constitutes exempted development within the meaning of the Planning and Development Act 2000 (as amended).

Planning History

N/A

Relevant legislation:

Planning and Development Act 2000 (as amended)

Section 2

"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—
(*a*) where the context so admits, includes the land on, in or under which the structure is situate,

"use", in relation to land, does not include the use of the land by the carrying out of any works thereon

"house" means a building or part of a building which is being or has been occupied as a dwelling or was provided for use as a dwelling but has not been occupied, and where appropriate, includes a building which was designed for use as 2 or more dwellings or a flat, an apartment or other dwelling within such a building;

Section 3

3.—
(1) In this Act, except where the context otherwise requires, "development" means—
(a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or
(b) development within the meaning of Part XXI (inserted by section 171 of the Maritime Area Planning Act 2021).

Section 4

Section 4 (1) (a) – (l) sets out what is exempted development for the purposes of this Act and includes (*j*) development consisting of the use of any structure or other land within the curtilage of a house for any purpose incidental to the enjoyment of the house as such;

Planning and Development Regulations 2001(as amended).

Schedule 2: Part 1 Exempted Development – General

Change of Use:

10. (1) Development which consists of a change of use within any one of the classes of use specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not—
(a) involve the carrying out of any works other than works which are exempted development,
(b) contravene a condition attached to a permission under the Act,
(c) be inconsistent with any use specified or included in such a permission, or
(d) be a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.

Under schedule 2 Part 1 Exempted development general class 14 change of use there are no exemptions for change of use for residential to commercial.

Appropriate Assessment

Having regard to the nature and scale of the proposed development, connected to existing services within the curtilage of an existing dwelling, it is not considered that the proposed development would give rise to any adverse impacts on the qualifying interests and conservation objectives of any European/natura sites and therefore the proposed development would not necessitate the carrying out of an Appropriate Assessment in accordance with the requirements of Article 6(3) of the EU Habitats Directive.

Assessment:

The Section 5 application seeks a declaration as to whether the use of part of the existing dwelling for a small-scale baking business is or is not development or is or is not exempted development.

In this case, as there are no works involved, in order to ascertain whether or not development has taken place, it must be established whether or not there has been a material change of use in the structure that being a dwelling house.

In Browne, Simons on Planning Law at chapter 2-37 to 2-38[1], it is stated that:

"in order for there to be a material change in use two conditions must be satisfied: first, there must be an actual change in use; the act of development is the change, not the use itself. Secondly, the change must be material, that is material for planning purposes"

"It is the second of these two requirements, namely that the change be material, which has given rise to the greatest difficulty. There would appear to be two schools of thought, as follows. The first is to consider whether or not the character of the existing use of the land will be substantially altered by the proposed change: it is the change from use A to use B which is important. The second approach is to examine the materiality of the proposed change as it impacts on the proper planning and sustainable development of the adjoining area".

The details submitted outline the proposal will consist of limited use of part of an existing dwelling to be used as a small-scale baking business. The applicant has outlined the overall scale of the proposal, which will be confined to the kitchen for baking purposes. It is noted that the operational working hours are limited from 10am – 3pm Monday to Friday. No weekend or nighttime work is proposed.

[1] Browne, Simons on Planning Law, 3rd edn, 2021 chapter 2-37 to 2-38

The business will be solely operated by the applicant and therefore there are no additional employees. The applicant outlines that there will be no more than two customer collections per week. Deliveries will primarily be made by the applicant using a private vehicle. No external business sign, advertising display, retail frontage or lighting is proposed.

Only standard kitchen equipment will be used, no commercial machinery will be used. The baking materials will be stored within the kitchen and will not be stored in other rooms or within a garden shed/structure. Ingredients will be purchased by the applicant in small quantities as required. It is noted there will be occasional orders for offices or local businesses.

The number of potential delivery collections is a maximum of two per week which would not seriously alter traffic movements within the vicinity of the area. The kitchen area will be used for baking, and while it may give rise to odour it can be said that the kitchen at any time can give rise to odour from cooking and baking. There are no signage or adverting structures and so the dwelling will remain primarily and visibly residential. Furthermore, notwithstanding the business use, the room remains as an ancillary space for residential use.

Accordingly, while the business element constitutes a change of use within the dwelling house, I do not consider it to be material, having regard to the nature, scale and degree of the home business as summarised in the above points and consider that the overall character of the house remains as residential. The character of the existing use of the land will not be substantially altered by the proposed change.

Having regard to the limited scale, restricted daytime working hours, pre-arranged and low volume of collections and no employees, the use a part-time bakery avoids material traffic, parking, noise impacts, odour impacts and therefore will not impact on the amenity of the area. I consider the activities, even though having commercial aspects, amount to an incidental use to the residential use of the dwelling house and not to be of a scale that converts the single residential use into a multifactorial use.

With the above noted, I conclude that that the business use in its ancillary purpose, nature and degree is not 'development' as defined in section 2 of the Act. As it is not 'development' the provisions for exempted development do not therefore apply.

Recommendation:

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

The limited use of part of an existing dwelling to be used as a small-scale baking business at 19 Springfield Heights, Newtownmountkennedy, Co.Wicklow ,

constitutes exempted development within the meaning of the Planning and Development Act 2000 (as amended).

EX 116/2026

The Planning Authority consider that the limited use of part of an existing dwelling to be used ~~change of use of part of an existing dwelling to be used~~ as a small scale baking business ~~at Newtownmountkennedy, Co Wicklow~~ **is NOT Development.**

Main Considerations with respect to Section 5 Declaration:

(a) sections 2(1), 3(1), and 4(1)(j) of the Planning and Development Act, 2000, as amended,
(~~b~~) ~~Part 4 of the Second Schedule to the Planning and Development Regulations, 2001, as amended,~~
~~(c) the pattern of development in the area,~~
~~(d)~~ (b)The details submitted in the Section 5 Application, in particular the scale, nature and layout of the house and limited provision of baking, the nature of the use carried on therein, including the sole operation by a single resident, absence of employees, absence of machinery or nuisance, the restricted and controlled access to the premises by people collecting orders, and ~~(e)~~ (c)the absence signage at the property and any external works:

~~AND WHEREAS the Planning Authority has concluded that –~~

Main Considerations

(a) The limited scale of the use, lack of modifications to the dwelling to allow for ~~and layout of the house limited provision of~~ baking, ~~the nature of the use identified which indicates that it is to be~~ a ~~carried on therein, including~~ the sole operation of the baking by a single resident, absence of employees, absence of machinery or nuisance, the restricted and controlled access to the premises by people collecting orders,

(b) the change of use given its limited / minor nature would not give rise to any additional traffic or emissions, would not alter the character of the existing dwelling and therefore the change of use is not considered to result in the change of use being material, and is therefore not development having regard to the definition set out in Section 3(1) of the Planning and Development Act 2000 (as amended).

~~(b) the change of use of part of a house for intermittent and limited baking, does not raise issues which are material in relation to the proper planning and sustainable development of the area and this change of use does not constitute a material change of use having regard to the considerations outlined above and is therefore not development;~~

~~(c) the development does come within the scope of Section 4(1)(j) of the Planning and Development Act, 2000, as amended, as the use in this instance is considered incidental to the enjoyment of the house,~~

~~NOW THEREFORE Wicklow County Council, hereby decides that the use of part of a dwelling house for small-scale home baking business at 19 Springfield Heights, Newtownmountkennedy, co. Wicklow is not development.~~

Shane McCormack

Shane McCormack EP
Date: 22/09/2026

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Shane McCormack
Executive Planner

FROM: Joanne Byrne
A/Staff Officer

RE:- EX116/2026 - 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 15/09/2026.

The due date on this declaration is the **12/10/2026.**

Joanne Byrne

A/ 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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Calina Grigorescu,
19 Springfield Heights,
Newtownmountkennedy,
Co. Wicklow.
A63 V993

15th of September 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended) - EX116/2026

A Chara

I wish to acknowledge receipt on 15/09/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 12/10/2026.

Mise, le meas

Joanne Byrne

Joanne Byrne
A/ Staff Officer
Planning, Economic & Rural Development

Joanne Byrne

From:	Nicola Fleming
Sent:	Tuesday 15 September 2026 13:38
To:	Joanne Byrne
Subject:	FW: Planning Clarification – Small-Scale Home Baking Business
Attachments:	Section_5_Supporting_Statement_SIGNED.pdf

From: calina grigorescu <grigorescucalina@gmail.com>
Sent: Tuesday 15 September 2026 12:39
To: Nicola Fleming <NFleming@wicklowcoco.ie>
Subject: Re: Planning Clarification – Small-Scale Home Baking Business

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External Sender - From: (calina grigorescu <grigorescucalina@gmail.com>) Learn More
This message came from outside your organisation.

CAUTION This email originated from outside Wicklow County Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Nicola,

Please find attached my signed Section 5 supporting statement and all supporting documentation. The €80 fee has already been paid by telephone.

Could you please confirm receipt and let me know if the attached document is sufficient or if you also require the Council's standard application form to be completed separately?

Thank you so much for your assistance.

Kind regards,
Calina Grigorescu

On Tue, 15 Sept 2026 at 10:32, Nicola Fleming <NFleming@wicklowcoco.ie> wrote:

Hi Calina,

You can call our customer care team on 0404-20100 to make the payment over the phone. Alternatively, you can pay by cheque or EFT.

Yes this map is acceptable but please clearly mark you location clearly. Alternatively, an Eircode map will suffice.

Regards,

Nicola Fleming

Oifigeach Sinsearach Foirne – A/Senior Staff Officer

Pleanáil, Forbairt Eacnamaíochta & Tuaithe - Planning, Economic & Rural Development -

Comhairle Contae Chill Mhantáin, Halla an Chontae, Bóthar an Stáisiúin, Cill Mhantáin, A67 FW96

Wicklow County Council, County Building, Station Road, Wicklow Town, A67 FW96

Ph☎: +353 (0404) 20166 |

Website: http://www.wicklow.ie

Comhairle Chontae Chill Mhantáin
Wicklow County Council

From: calina grigorescu <grigorescucalina@gmail.com>
Sent: Tuesday 15 September 2026 10:24
To: Nicola Fleming <NFleming@wicklowcoco.ie>
Subject: Re: Planning Clarification – Small-Scale Home Baking Business

Wicklow County Council
County Buildings
Wicklow
0404-20100

15/09/2026 10 55 45

Receipt No L1/0/369709
***** REPRINT *****

Calina Grigorescu
19 Springfield Heights
Newtownmountkennedy
Co Wicklow

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

Total 80 00 EUR

Tendered
Credit Card 80 00

Change 0 00

Issued By Nicola Byrne
From Customer Service Hub
Vat reg No 0015233H

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

Office Use Only

Date Received ________________

Fee Received ________________

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

1. Applicant Details

(a) Name of applicant: Calina Grigorescu

Address of applicant: 19 Springfield Heights, Newtownmountkennedy, Co. Wicklow, A63 V993

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

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) *Not applicable*

Address of Agent : ________________

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

WICKLOW COUNTY COUNCIL
15 SEP 2026
PLANNING DEPT.

3. Declaration Details

i. Location of Development subject of Declaration

19 Springfield Heights, Newtownmountkennedy,

Co. Wicklow, A63 V993

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, an payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration

Whether the proposed limited use of part of the existing dwelling at 19 Springfield Heights for a small-scale home baking business serving individual advance orders, occasional local office or small-business orders, and occasional off-site seasonal markets or community events constitutes development and, if so, whether it is exempted development. See statement

Additional details may be submitted by way of separate submission.

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration

Planning and Development Act 2000 (as amended), Section 5, and Planning and Development Regulations 2001 (as amended)

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

Section 5 Supporting Statement, indicative floor plan and photographs, Eircode location map, general location map; HSE acknowledgements for home food business (Ref 130914) and foodstall activity (Ref 131805)

viii. Fee of € 80 Attached ? Paid by phone - EUR 80

Signed : Paloma N Grigorescu Dated : 15/09/2026

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.

Section 5 Supporting Statement

Proposed small-scale home baking business at 19 Springfield Heights
Newtownmountkennedy, Co Wicklow, A63 V993

Applicant	Calina Grigorescu
Business name	The Happy Cookie
Property	Applicant's family home, jointly owned by the applicant and her husband
Status	Supporting material for a Section 5 referral
Proposed commencement	Only after STEA approval and all required statutory confirmations have been obtained

Purpose

This document describes the nature, scale and operation of the proposed home-based baking activity and the existing residential space in which it would take place. It is intended to accompany a Section 5 application seeking a formal declaration from Wicklow County Council on whether the proposal constitutes exempted development.

No works or physical development are proposed. The question arises from the limited business use of the existing domestic kitchen.

Description of proposed activity

The proposal is to operate a small-scale home baking business known as The Happy Cookie from the existing domestic kitchen at the applicant's principal residence. Cakes, celebration cakes, cookies, muffins and other pastry products will be prepared in small quantities for individual advance orders, occasional orders for local offices or small businesses, and occasional off-site seasonal markets or community events.

Seasonal events may include Valentine's, Easter, summer and Christmas markets. Products for offices, businesses and markets will be transported by the applicant using her private vehicle. No market, stall, retail activity or related customer attendance will take place at the residential property.

Scale and working hours

The activity will remain at a limited domestic scale. Baking and preparation will normally take place from Wednesday to Friday between 10:00am and 3:00pm, amounting to approximately 15 hours per week. No routine evening, night-time or weekend production is proposed.

Staffing

The business will be operated solely by the applicant. No employees, contractors or other workers will attend the property in connection with the business.

Customer collections and deliveries

Most orders will be delivered by the applicant using her own private vehicle. Customer collections are expected to be limited to no more than two per week. Any collection will be pre-arranged and brief. A customer may collect from the front entrance or, if appropriate, through the existing side access to the rear garden. Customers will not enter the dwelling.

Use of the existing residence

No extension, structural alteration, change to the external appearance of the dwelling, new access, new parking area or building work is proposed. No external business sign, advertising display, retail frontage or lighting is proposed.

The existing domestic kitchen and dining space measures approximately 7.20 metres by 3.20 metres, giving an overall area of approximately 23.04 square metres. The kitchen working zone occupies approximately 4.00 metres by 3.20 metres, or 12.80 square metres. The remaining area continues to function as the household dining space. The existing peninsula worktop measures approximately 1.53 metres by 0.80 metres.

Equipment

Only standard domestic appliances will be used, including the existing domestic oven, gas hob, extractor hood, refrigerator/freezer, dishwasher and small countertop appliances. No commercial oven, industrial mixer, mechanical plant, additional ventilation system or other industrial or noise-generating equipment is proposed.

Storage

Ingredients, packaging and finished products will be stored within the existing kitchen cabinetry and in a separate refrigerator designated for the business. No garage, shed, garden structure or other room will be used for production or business storage.

Purchasing and waste

Ingredients will be purchased directly by the applicant in small quantities as required, with fresh ingredients obtained close to production. No regular commercial supplier deliveries or large delivery vehicles will attend the property. Waste volumes will be small and will be managed through the property's existing household refuse, recycling and composting arrangements.

HSE food-business notification

The Happy Cookie has been notified to and placed on the register of the HSE National Environmental Health Service as a food business operating from 19 Springfield Heights, Premises Reference 130914 A separate foodstall notification is registered under Premises Reference 131805 for occasional off-site market activity. The acknowledgements are attached at Appendices C and D. They relate to food-business notification and are included as supporting information; they do not constitute planning permission.

Residential and neighbourhood impact

The dwelling will remain primarily and visibly residential. The proposal does not create a shop, takeaway outlet, bakery open to the public or separate commercial unit. The limited production scale, restricted daytime working hours, absence of employees and limited pre-arranged collections are intended to avoid material traffic, parking, noise or amenity impacts.

Baking will take place indoors using normal domestic equipment and the existing extractor hood. No industrial emissions, amplified sound, outdoor production, customer queuing or congregation is proposed. Business activity will not obstruct neighbouring entrances or require dedicated customer parking.

Access

The property has an existing front pedestrian entrance. There is also an existing side gate providing access to the rear garden and existing glazed double doors, approximately 2.00 metres wide, between the dining area and garden. These are existing residential features and no alteration to either access is proposed.

Summary of proposal

Nature	Small-scale preparation of cakes, cookies, muffins and pastries to advance order
Hours	Wednesday to Friday, normally 10:00am to 3:00pm
Volume	A Limited domestic-scale production; approximately 15 hours per week
Collections	Up to 2 pre-arranged collections per week
Deliveries	Primarily by the applicant using a private vehicle
Employees	None
Structural works	None
External signage	None
Commercial machinery	None
Sales channels	Individual advance orders; occasional orders for local offices or small businesses; and occasional off-site seasonal markets or community events.

Indicative floor plan

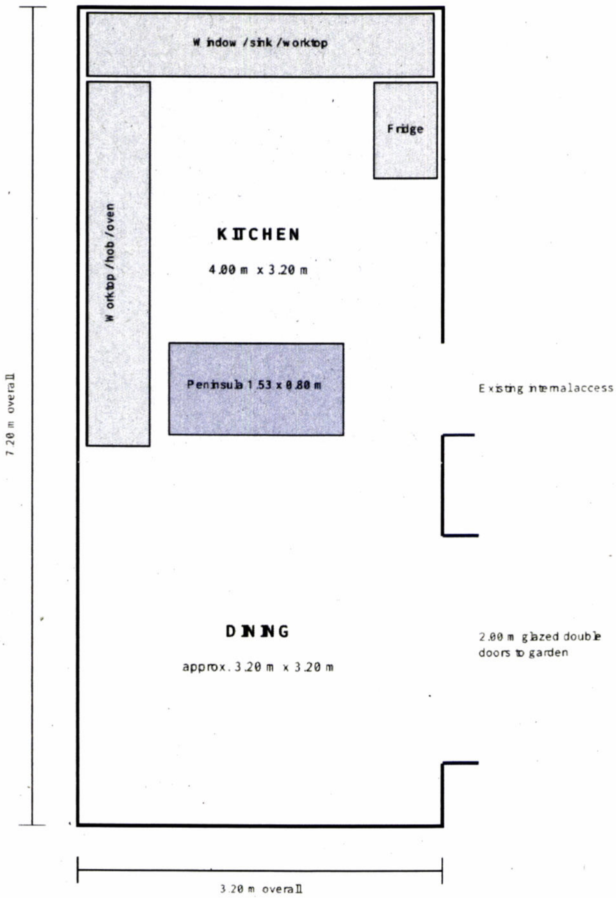
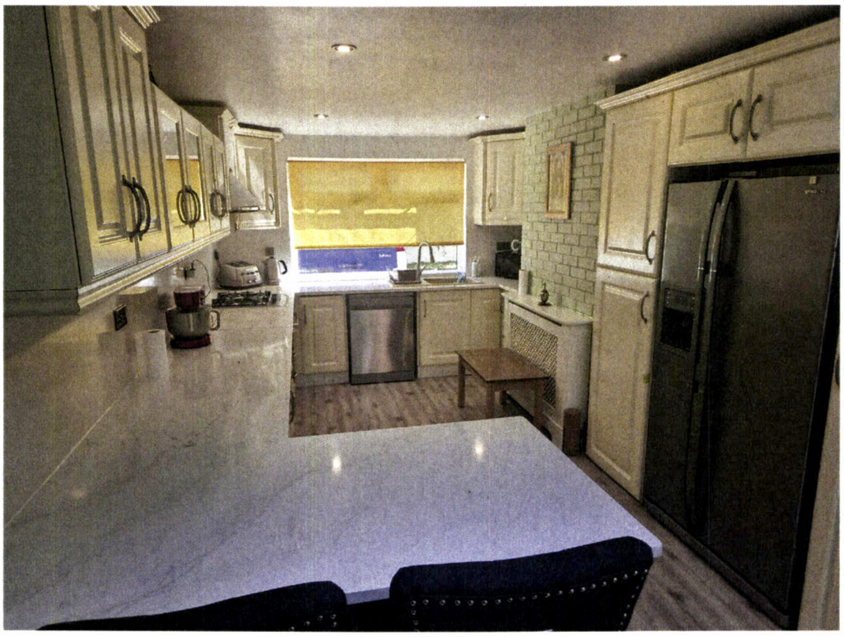


Figure 1. Indicative layout based on photographs and dimensions supplied by the applicant. This is not a surveyed architectural drawing.

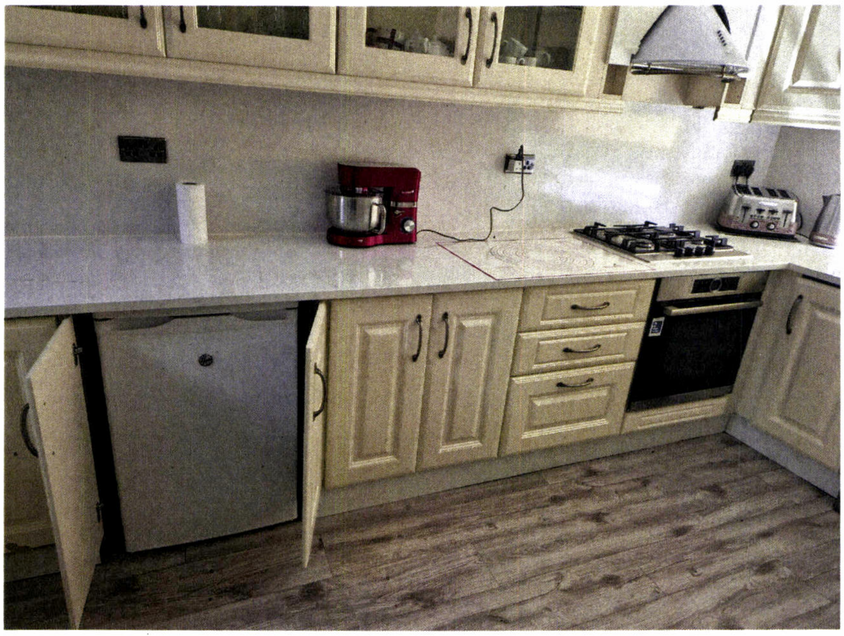
Photographic record

The photographs below show the existing residential facilities and access arrangements. No physical alterations are proposed.

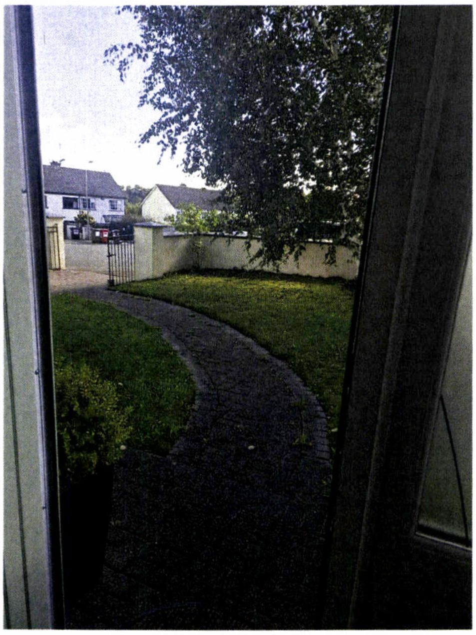


Photograph 1. Overall view of the existing domestic kitchen, including the clear worktops, sink, dishwasher and refrigerator freezer

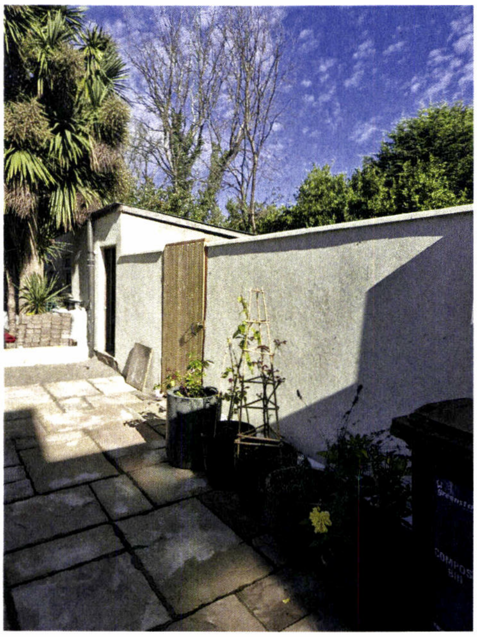
Photograph 2. Existing kitchen working zone, showing the clear preparation surfaces and standard domestic appliances.



Photograph 3. Separate refrigerator designated for business ingredients and finished products, shown within the existing kitchen cabinetry



Photograph 4. Existing front pedestrian approach to the dwelling



Photograph 5. Existing side gate providing an alternative route to the rear garden.

Submission details

This statement accompanies the completed and signed Wicklow County Council Section 5 application form. The statutory fee of EUR 80 has been paid. The application property is identified on the attached Eircode and general location maps. The two HSE acknowledgements of food-business notification are attached at Appendices C and D.

Section 5 question

Whether the proposed limited use of part of the existing dwelling at 19 Springfield Heights, Newtownmountkennedy, Co. Wicklow, A63 V993, for a small-scale home baking business serving individual advance orders, occasional local office or small-business orders, and occasional off-site seasonal markets or community events, as described in the accompanying statement, constitutes development and, if so, whether it is exempted development.

Applicant confirmation

I confirm that the factual description, dimensions, hours, order volumes, access arrangements and operational restrictions in this statement accurately reflect my proposal.

Applicant signature: Calina N Grigorescu

Date: 15.09.2026

Appendix A - Eircode location map

19 Springfield Heights, Newtownmountkennedy, Co. Wicklow, A63 V993

The address and precise property location are identified by Eircode A63 V993.

Appendix B - General location map

19 Springfield Heights, Newtownmountkennedy, Co. Wicklow, A63 V993

The property is highlighted in red and identified by the number 19.