



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
Suíomh / Website www.wicklow.ie

Aileen Crossley
Barton Street
Tinahely
Co. Wicklow
Y14 XF61

2nd July 2025

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX66/2025

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

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

Is mise, le meas,


ADMINISTRATIVE OFFICER
PLANNING, ECONOMIC & RURAL DEVELOPMENT





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

Applicant: Aileen Crossley

Location: Barton Street, Tinahely, Co. Wicklow

Reference Number: EX 66/2025

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/691

A question has arisen as to whether “a) Demolition of existing rear extension, b) Construction of rear utility room and link extension, c) Renovation of existing dwelling and d) Reduce width of front window (back to original width)” at Barton Street, Tinahely, Co. Wicklow is or is not exempted development.

Having regard to:

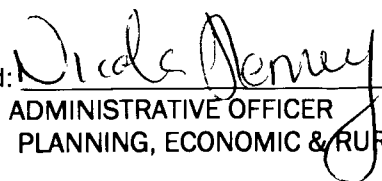
- a) The details received on 05/06/2025;
- b) The historical maps for the site, which show the layout of the existing dwelling has been in situ since at least 1913;
- c) Sections 2, 3, 4 and 82 of the Planning and Development Act 2000 (as amended);
- d) Schedule 2 Pt.1 Class 1 and Class 50 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- a) The proposed demolition, construction and renovation in relation to the existing dwelling are considered works and is therefore development having regard to the provisions of Section 3 of the Planning & Development Act 2000 (as amended).
- b) The proposed demolition 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).
- c) The rear extensions 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).
- d) The external alterations to the existing dwelling, consisting of the reduction in width of front window back to original width and the overall renovation of existing dwelling would not it is considered materially affect the external appearance such that it would be inconsistent with the character of the structure or neighbouring structures, and would therefore come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended) nor would they impact on the character of the Tinahely Architectural Conservation Area (ACA).

The Planning Authority considers that “a) Demolition of existing rear extension, b) Construction of rear utility room and link extension, c) Renovation of existing dwelling and d) Reduce width of front window (back to original width)” at Barton Street, Tinahely, Co. Wicklow is development and is exempted development

Signed:


ADMINISTRATIVE OFFICER
PLANNING, ECONOMIC & RURAL DEVELOPMENT

Dated:  July 2025



WICKLOW COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 (As Amended)

SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/691

Reference Number: EX 66/2025

Name of Applicant: Aileen Crossley

Nature of Application: Section 5 Referral as to whether or not "a) Demolition of existing rear extension, b) Construction of rear utility room and link extension, c) Renovation of existing dwelling and d) Reduce width of front window (back to original width)" is or is not development and is or is not exempted development.

Location of Subject Site: Barton Street, Tinahely, Co. Wicklow

Report from Dara Keane, AP & Fergal Keogh, SE

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "a) Demolition of existing rear extension, b) Construction of rear utility room and link extension, c) Renovation of existing dwelling and d) Reduce width of front window (back to original width)" at Barton Street, Tinahely, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Having regard to:

- a) The details received on 05/06/2025;
- b) The historical maps for the site, which show the layout of the existing dwelling has been in situ since at least 1913;
- c) Sections 2, 3, 4 and 82 of the Planning and Development Act 2000 (as amended);
- d) Schedule 2 Pt.1 Class 1 and Class 50 of the Planning and Development Regulations 2001 (as amended).

Main Reason with respect to Section 5 Declaration:

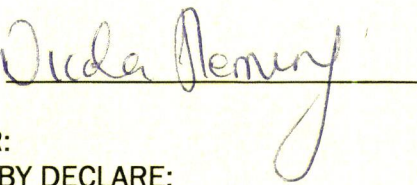
- a) The proposed demolition, construction and renovation in relation to the existing dwelling are considered works and is therefore development having regard to the provisions of Section 3 of the Planning & Development Act 2000 (as amended).
- b) The proposed demolition would come within the description as set out under Schedule 2, Part 1, Class 50(b), of the Planning and Development Regulations 2001 (as amended).
- c) The rear extensions 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).
- d) The external alterations to the existing dwelling, consisting of the reduction in width of front window back to original width and the overall renovation of existing dwelling would not it is considered materially affect the external appearance such that it would be inconsistent with the character of the structure or neighbouring structures, and would therefore come within

the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended) nor would they impact on the character of the Tinahely Architectural Conservation Area (ACA).

Recommendation

The Planning Authority considers that “a) Demolition of existing rear extension, b) Construction of rear utility room and link extension, c) Renovation of existing dwelling and d) Reduce width of front window (back to original width)” at Barton Street, Tinahely, Co. Wicklow is development and is exempted development as recommended in the report by the SE.

Signed



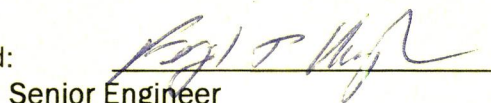
Dated ^{3rd} day of July 2025

ORDER:

I HEREBY DECLARE:

That “a) Demolition of existing rear extension, b) Construction of rear utility room and link extension, c) Renovation of existing dwelling and d) Reduce width of front window (back to original width)” at Barton Street, Tinahely, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed:



Senior Engineer
Planning, Economic & Rural Development

Dated ^{2nd} day of July 2025



**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

To: Fergal Keogh S.E / Edel Bermingham S.E.P
From: Dara Keane A.P.
Type: Section 5 Application
REF: EX 66/2025
Applicant: Aileen Crossley
Date of Application: 05/06/2025
Decision Due Date: 03/07/2025
Address: Barton Street, Tinahely, Co. Wicklow
Exemption Query: Small rear extension, demolish rear extension, renovate existing dwelling, construct rear utility room, reduce width of front window

Application Site: The application site is a two-storey end of terrace dwelling located on Barton Street in the townland of Tinahely, Co. Wicklow. The proposed site is located within the Tinahely Architectural Conservation Area (ACA).

Aerial Image



Google Street View



Section 5 Referral

From examining the submitted particulars, it is noted that the section 5 query should be reworded as follows:

- a) Demolition of existing rear extension;
- b) Construction of rear utility room and link extension
- c) Renovation of existing dwelling
- d) Reduce width of front window (back to original width)

at Barton Street, Tinahely, Co. Wicklow.

Relevant Planning History: None noted.

Question:

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

- a) *Demolition of existing rear extension;*
- b) *Construction of rear utility room and link extension*
- c) *Renovation of existing dwelling*
- d) *Reduce width of front window (back to original width)*

at Barton Street, Tinahely, Co. Wicklow.' *is or is not exempted development:*

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, and

"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.

Section 4 (1) (h) *"development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures."*

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.

Section 82(1) *'Notwithstanding section 4 (1)(h), the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.'*

Planning and Development Regulations 2001(as amended)

Article 6 (1):

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

Article 9 (1):

Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) If the carrying out of such development would—

- (i) Contravene a condition attached to permission under Act or be inconsistent with any use specified in permission under the Act,*
- (ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,*
- (iii) Endanger public safety by reason of traffic hazard or obstruction of road users,*
- (xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area,*

And so on,

Schedule 2, Part 1 outlines classes of exempt development as well as associated conditions and limitations. 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.

The conditions and limitations include:

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 50 (b)

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

Details submitted in support of the application

In accordance with the details submitted with the section 5 application, the following is proposed:

- a) Demolition of existing rear extension (22.6sqm)
- b) Construction of rear utility room (15.9sqm) and link extension (1.1sqm)
- c) Renovation of existing dwelling
- d) Reduce width of front window (back to original width)

Assessment:

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

- a) *Demolition of existing rear extension;*
- b) *Construction of rear utility room and link extension*
- c) *Renovation of existing dwelling*
- d) *Reduce width of front window (back to original width)*

at Barton Street, Tinahely, Co. Wicklow.' is or is not development and is or is not exempted development:

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

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

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

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

I am satisfied that the proposal would involve works to the existing structure and therefore the proposal does constitute development.

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

A. Demolition of existing rear extension

Schedule 2, Pt.1 Class 50(b) of the Planning and Development Regulations 2001 (as amended) states that the following constitutes exempted development:

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.

No associated limitations apply. Subsequent to the proposed extensions accordance with the provisions of class 1, the proposed demolitions would be considered to be within the remit of Schedule 2, Part 1, Class 50(b) as such works to a habitable structure relates to demolitions in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively.

B. Construction of rear utility room and a link extension

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>Are the extensions to the rear?</i>	Yes
<i>Was the house extended previously? Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</i>	No & No, the existing dwelling appears to be in situ since at least 1913 whilst the proposed floor area of both rear extensions combined do not exceed 40sqm. (17sqm total)
<i>where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.</i>	Yes & No, No extensions proposed above ground level.

<i>Is any part of the extension above ground floor and would its distance be less than 2 metres from any party boundary.</i>	No & No – The proposed extensions are single storey from ground floor.
<i>Would the height of the walls of the extension exceed the height of the rear wall of the house?</i> <i>Is the roof flat and does the height of the highest part of the roof of the extension 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, exceed the height of the highest part of the roof of the dwelling?</i>	No– Proposed heights of the walls of the extensions do not exceed the height of the rear wall of the house. Yes & No, Flat roof extension does not exceed existing building height.
<i>Would the construction or erection of the extension to the rear of the house 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.</i>	No – At least 25sqm available to the rear.
<i>Would the window proposed at ground level in the extension be less than 1 metre from the boundary it faces?</i> <i>Would the window proposed at first floor level in the extension be less than 11 metre from the boundary it faces?</i>	No – Proposed windows at ground level are all located in excess of 1m from any boundary they face. No – Proposed extensions are single storey.
<i>Would the roof of the extension be used as a balcony or roof garden?</i>	No – proposed flat roof with no balcony or roof garden included in proposal.

Accordingly, the extension would come within the provisions of Class 1.

None of the provisions of Article 9 of the Planning and Development Regulations would apply to the extensions, such that it would no longer be exempted development.

C. Renovation of existing dwelling

The proposed works involve the renovation of existing dwelling onsite. Section 4(1)(h) provides the carrying out of works for the maintenance, improvement or other alteration of any structure 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 of the proposed works as shown on the plans submitted, I do not consider that the renovation of existing dwelling as detailed in the plans submitted 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. I therefore consider that the works would fall under the remit of 4(1) (h) of the Planning and Development Act 2000 (as amended).

D. Reduce width of front window (back to original width)

It is considered that the reduction of the front window back to the original width, consistent with the other windows would be acceptable, and 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, and would therefore be exempt having regard to Section 4(1) (h) of the Planning and Development Act 2000 (as amended).

ACA

As per Section 82(1) Development of the P&D Act, in relation to Architectural Conservation Area it states:

'Notwithstanding section 4 (1)(h), the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.'

The only proposed works to the front of the dwelling includes reinstating a window to the ground floor so that it is narrower and in accordance with its original width and the other windows to the front elevation.

Conclusion:

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

- a) *Demolition of existing rear extension;*
- b) *Construction of rear utility room and link extension*
- c) *Renovation of existing dwelling*
- d) *Reduce width of front window (back to original width)*

at Barton Street, Tinahely, Co. Wicklow.' is or is not development and is or is not exempted development:

The Planning Authority considers that the works to the existing dwelling **is development and is exempted development.**

Main Considerations with respect to Section 5 Declaration:

- a) The details received on 05/06/2025;
- b) The historical maps for the site, which show the layout of the existing dwelling has been in situ since at least 1913;
- c) Sections 2, 3, 4 and 82 of the Planning and Development Act 2000 (as amended);
- d) Schedule 2 Pt.1 Class 1 and Class 50 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- a) The proposed demolition, construction and renovation in relation to the existing dwelling are considered works and is therefore development having regard to the provisions of Section 3 of the Planning & Development Act 2000 (as amended).
- b) The proposed demolition 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.~~

- c) The rear extensions 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 are therefore exempted development.~~
- d) The external alterations to the existing dwelling, consisting of the reduction in width of front window back to original width and the overall renovation of existing dwelling would not it is considered materially affect the external appearance such that it would be inconsistent with the character of the structure or neighbouring structures, and would therefore ~~be exempted having regard to the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended) nor would they impact on the character of the Tinahely Architectural Conservation Area (ACA).~~



Dara Keane
Assistant Planner
01/07/2025

Agreed as modified
Reg 1 T May 2 52
02/07/25

Issue declaration
Reg 1 T May 2 1/25
02/07/25

MEMORANDUM
WICKLOW COUNTY COUNCIL

TO: Keara Kennedy
Executive Planner

FROM: Nicola Fleming
Staff Officer

RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX65/2025

I enclose herewith application for Section 5 Declaration received completed on 05/06/2025

The due date on this declaration is 2nd July 2025.



Staff Officer
Planning, Economic & Rural Development



Comhairle Contae Chill Mhantáin Wicklow County Council

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

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Suíomh / Website www.wicklow.ie

**Aileen Crossley,
Barton Street,
Tinahely,
Co. Wicklow.
Y14 XF61**

9th June 2025

**RE: Application for Certificate of Exemption under Section 5 of the Planning and
Development Acts 2000 (as amended). – EX66/2025**

A Chara

I wish to acknowledge receipt on 06/06/2025 full details supplied by you in respect of the
above Section 5 application. A decision is due in respect of this application by 03/07/2025.

Mise, le meas

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



Wicklow County Council
County Buildings
Wicklow
0404-20100

06/06/2025 16:21:29

Receipt No L1/0/346523
***** REPRINT *****

AILEEN CROSSLEY
BARTONS STREET
TINAHEALY
CO WICKLOW
Y14 XF61

EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non vatable	

Total	80.00 EUR
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Tendered	
Credit Card	80.00
BARTONS STREET	

Change	0.00
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Issued By Tom Byrne
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Vat reg No 0015233H



Wicklow County Council
County Buildings
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Fax 0404 69462

Office Use Only

Date Received _____

Fee Received _____

RECEIVED
06 JUN 2025

**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: Aileen Crossley
Address of applicant: BARTON STREET,
TINAHAY, CO WICKLOW Y14 XFG1

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

2. Agents Details (Where Applicable)

- (b) Name of Agent (where applicable) MICHAEL KILLY
Address of Agent : KILBRANEY, GUSSETANE,
NEW ROSS, CO. WEXFORD

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

3. Declaration Details

i. Location of Development subject of Declaration BARROW ST.,
TILNATELY, CO. WICKLOW Y14 XF61

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 N/A.

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

ITEM 1 - SMALL REAR LINK EXTENSION
ITEM 2 - DEMOLITION OF EXISTING REAR EXTENSION
ITEM 3 - RENOVATION OF EXISTING DWELLING
ITEM 4 - CONSTRUCTION OF REAR UTILITY ROOM
ITEM 5 - REDUCE WIDTH OF FRONT WINDOW (BACK TO ORIGINAL WIDTH)

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

SECTIONS 4, 5, 6, 7 + 8 OF THE
CURRENT PLANNING + DEVELOPMENT
REGULATIONS.

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 _____

- LOCATION MAP
- SURVEY SITE PLAN
- SURVEY FLOOR PLANS • PROPOSED FLOOR PLANS
- SURVEY SECTIONS/ELEVS. • PROPOSED ELEVS.

viii. Fee of € 80 Attached ? CLIENT TO RING + PAY OVER PHONE

Signed : Michael Kelly Dated : 4/6/25.

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

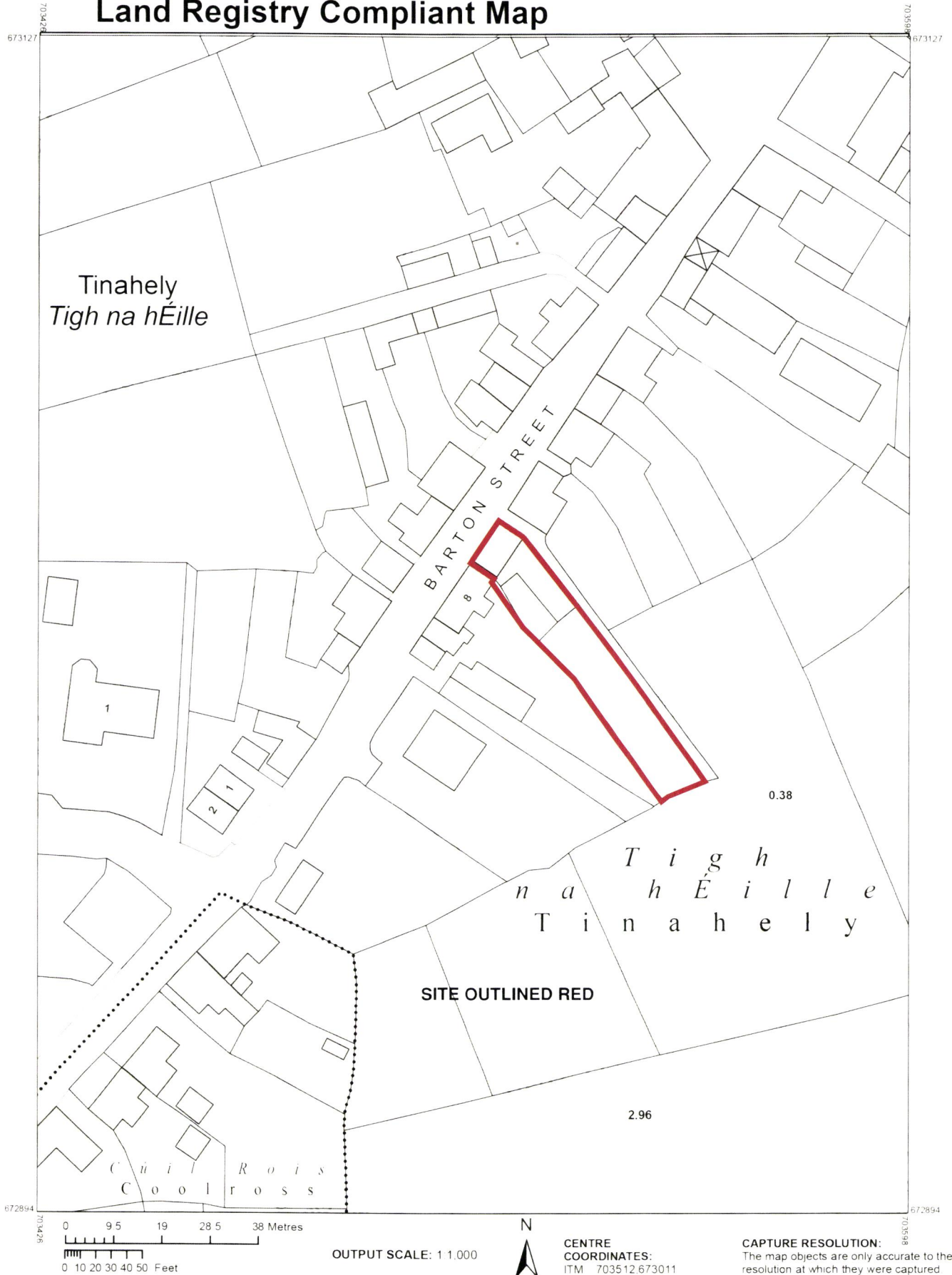
governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000(as amended) there is a certification process with respect to land reclamation works as set out under the European Communities (Environmental Impact Assessment) (Agriculture) 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.

Land Registry Compliant Map



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Dublin 8,
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D08F6E4

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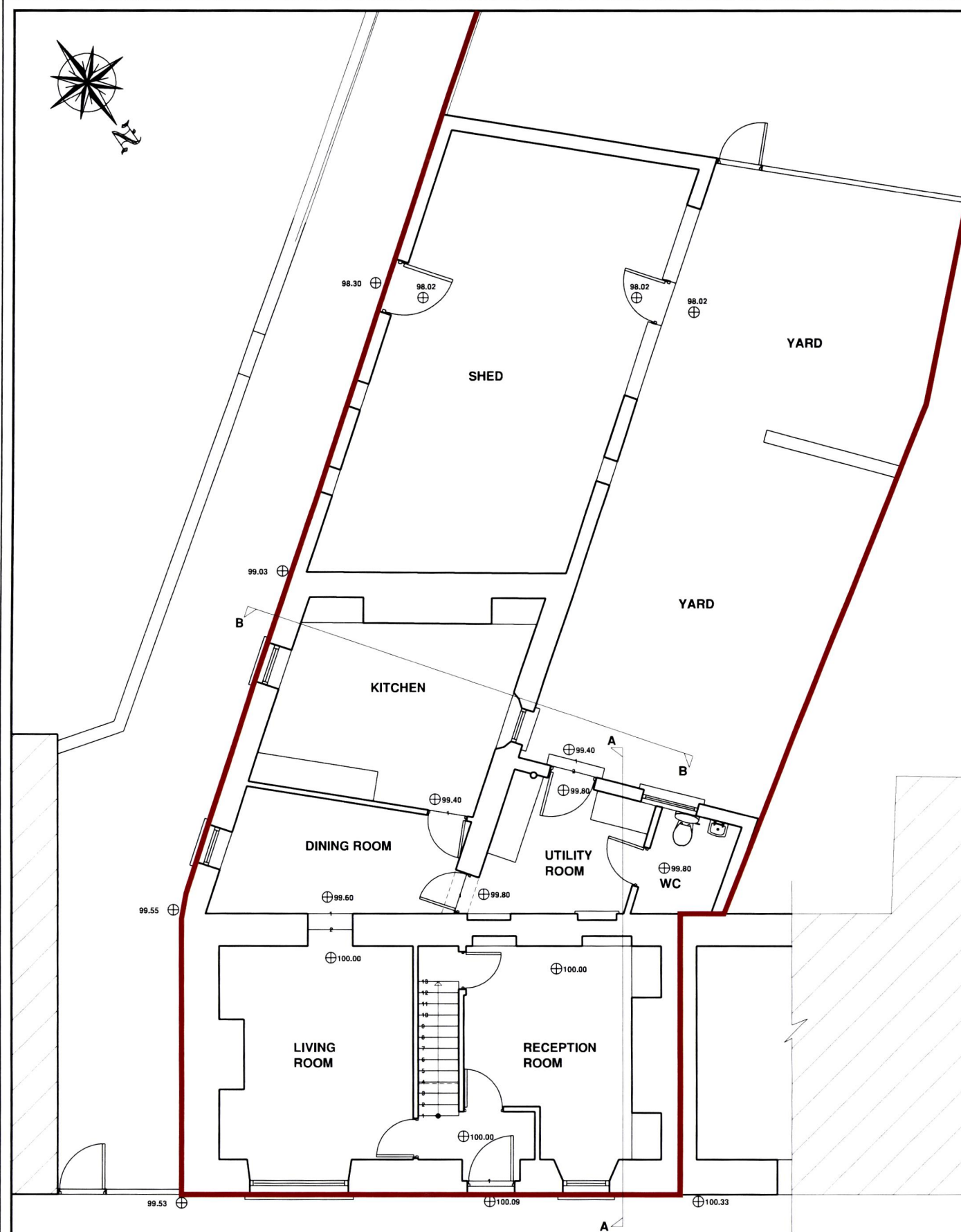
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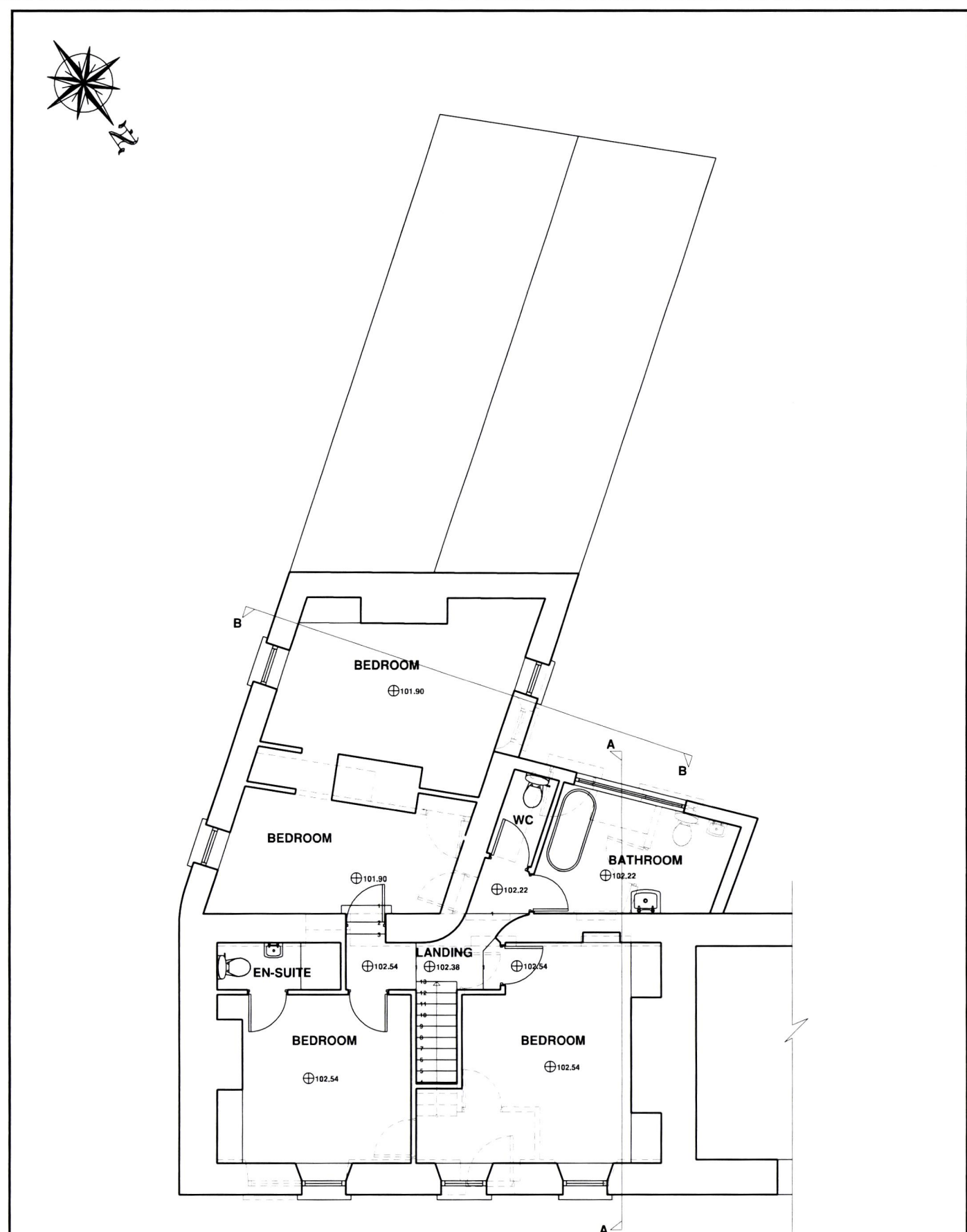


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GROUND FLOOR PLAN 1:100 A3

EXISTING DWELLING SURVEY AT Y14 XF61 BARTON ST., TINAHELY
FOR AILEEN CROSSLEY
ISSUE 1 230425



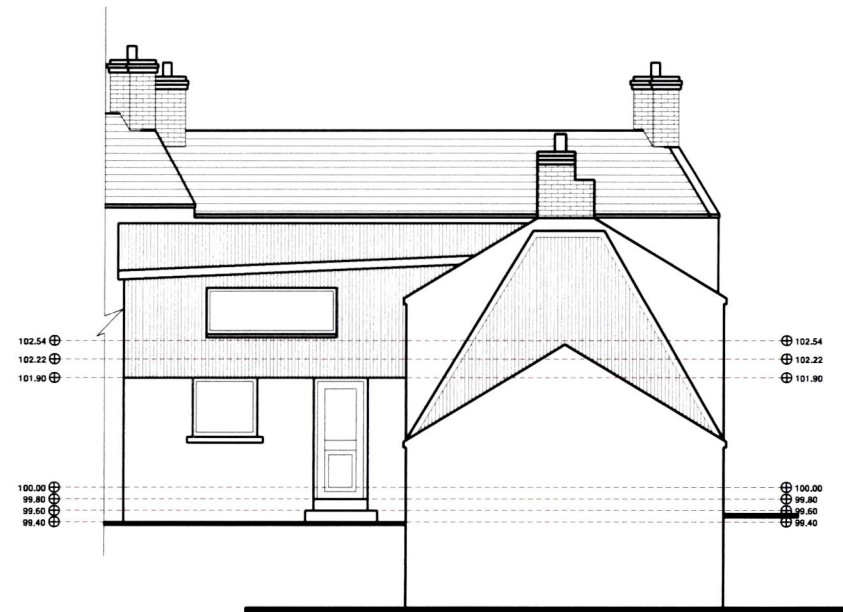
FIRST FLOOR PLAN 1:100 A3

EXISTING DWELLING SURVEY AT Y14 XF61 BARTON ST., TINAHELY
FOR AILEEN CROSSLEY
ISSUE 1 230425

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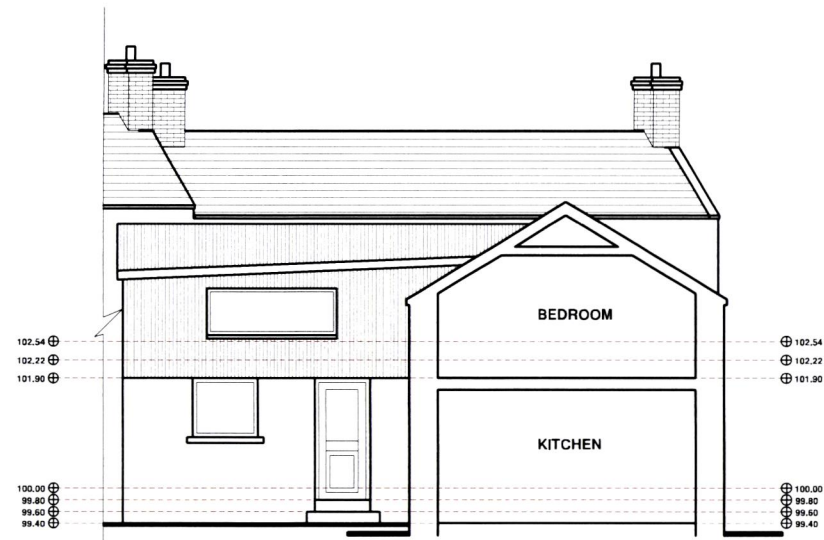




SOUTH WEST VIEW 1:100 A4



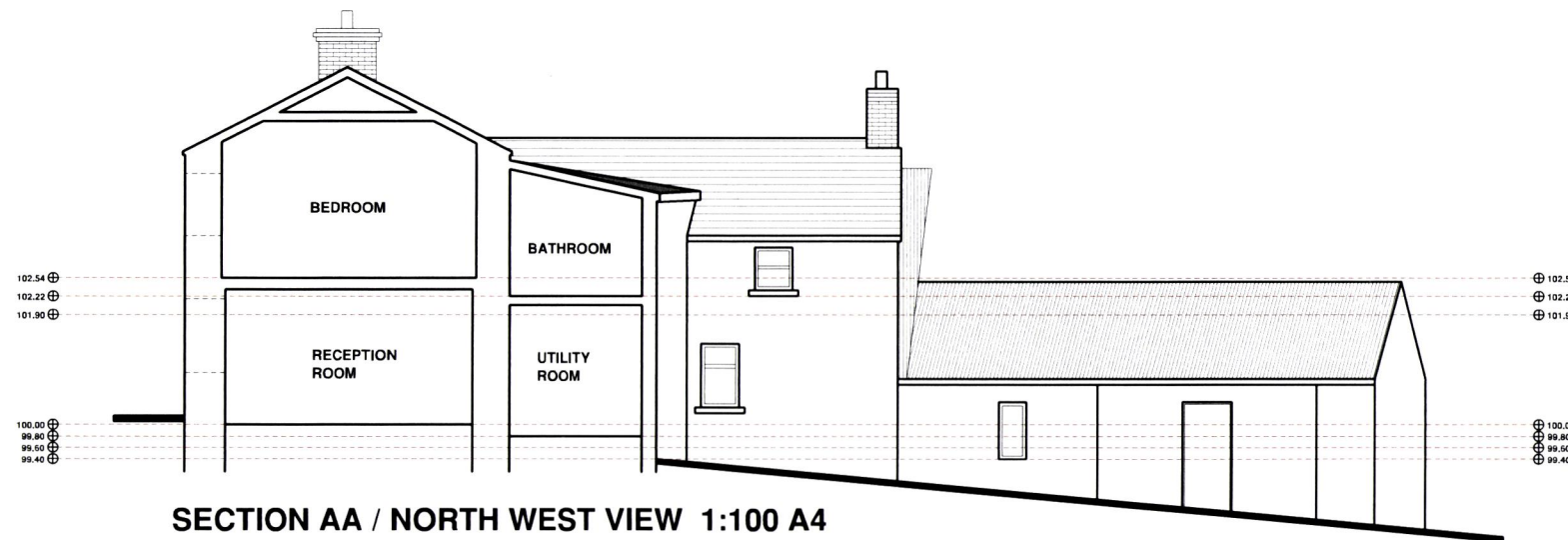
NORTH EAST (STREET) VIEW 1:100 A4



SECTION BB / SOUTH WEST VIEW 1:100 A4



SOUTH EAST VIEW 1:100 A4

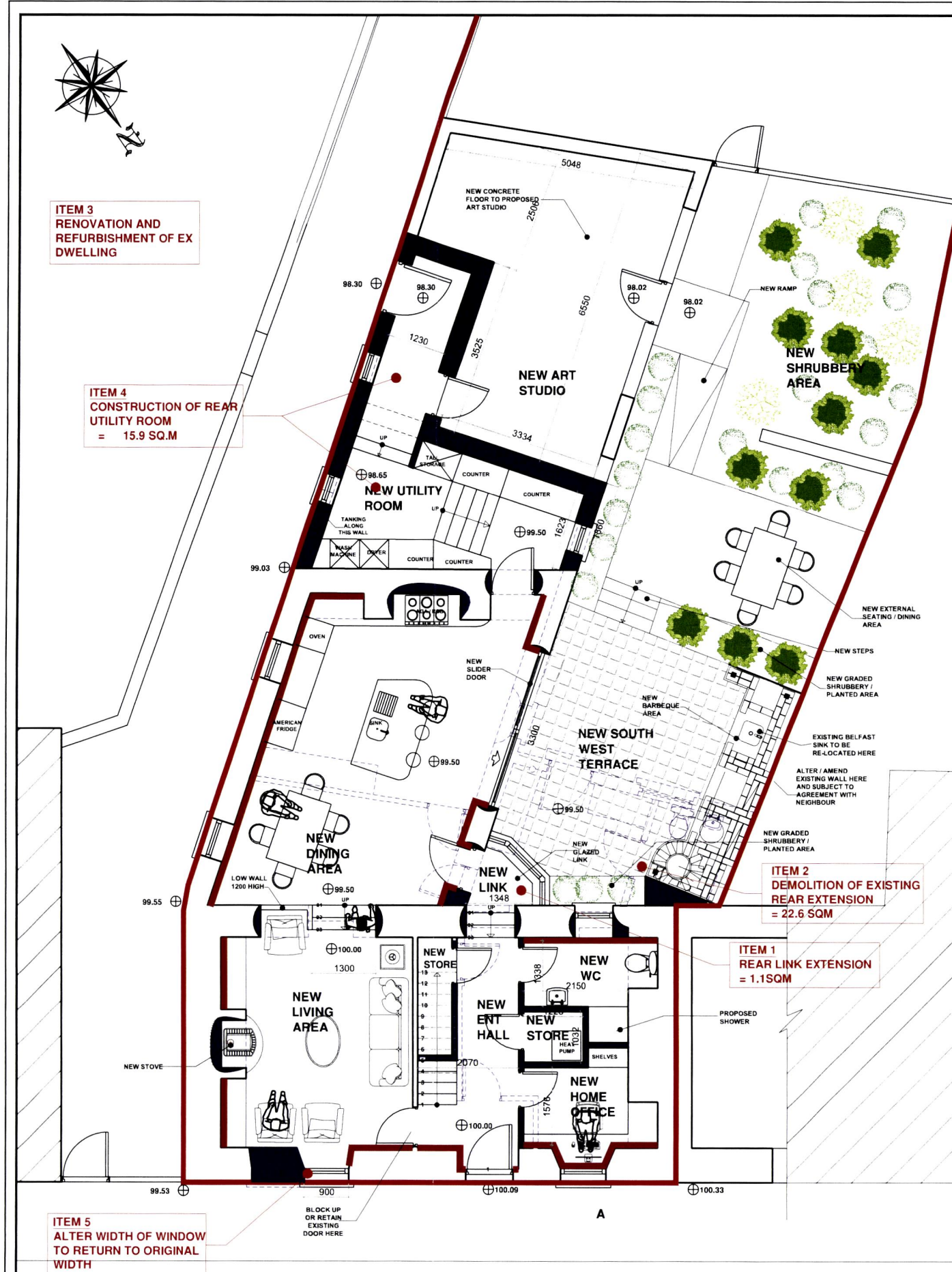


SECTION AA / NORTH WEST VIEW 1:100 A4

ELEVATIONS & SECTIONS 1:125 A3
 EXISTING DWELLING SURVEY AT Y14 XF61 BARTON ST., TINAHELY
 FOR AILEEN CROSSLEY
 ISSUE 1 230425

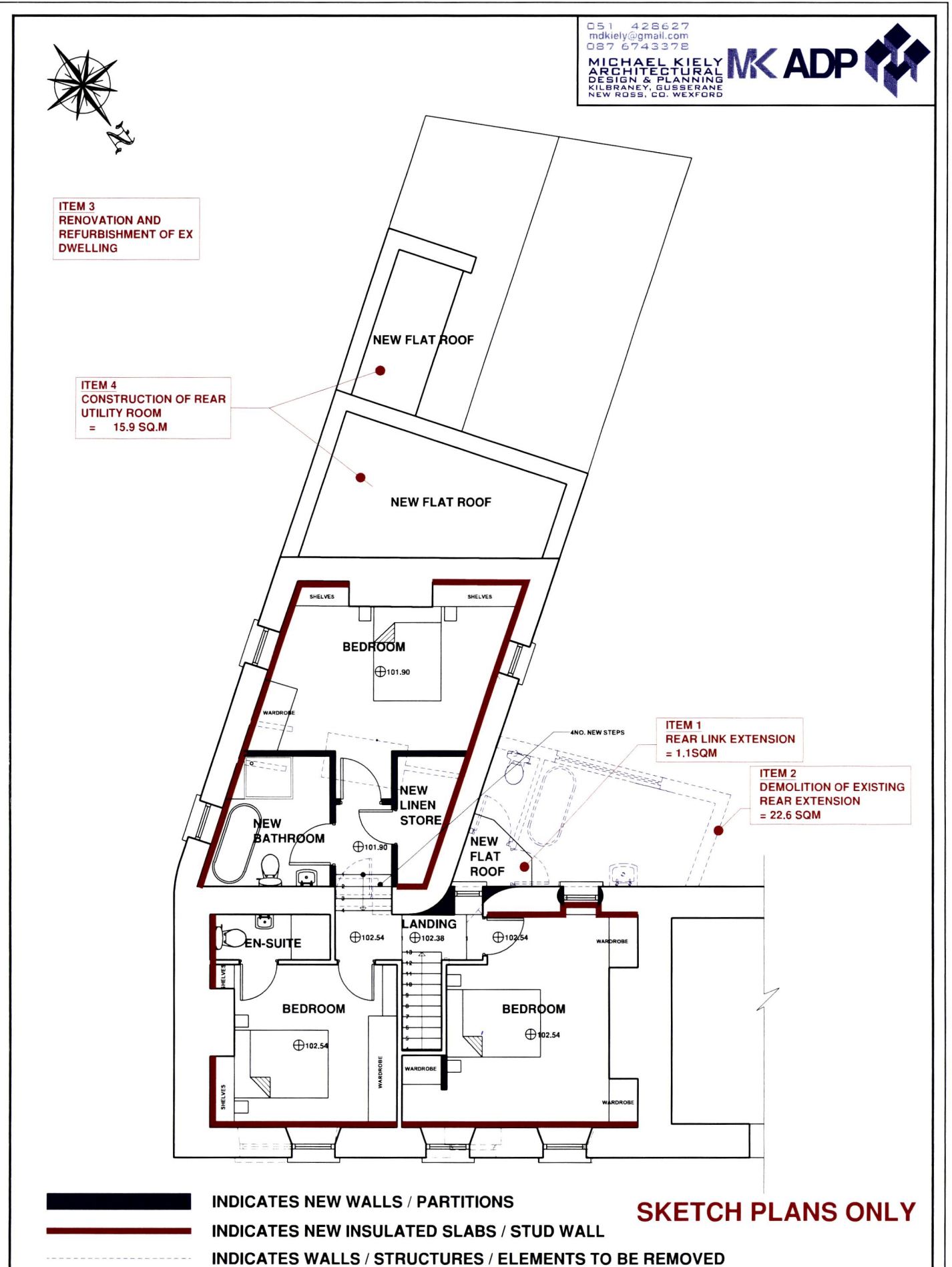
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OPTION B - PROPOSED GROUND FLOOR PLAN 1:100 A3

EXISTING DWELLING SURVEY AT Y14 XF61 BARTON ST., TINAHELY
FOR AILEEN CROSSLEY
ISSUE 1 050525
EXISTING GROUND FLOOR AREA = 69.5 SQ.M
EXTENSIONS GROUND FLOOR AREA = 17.6 SQ.M



OPTION B - PROPOSED FIRST FLOOR PLAN 1:100 A3

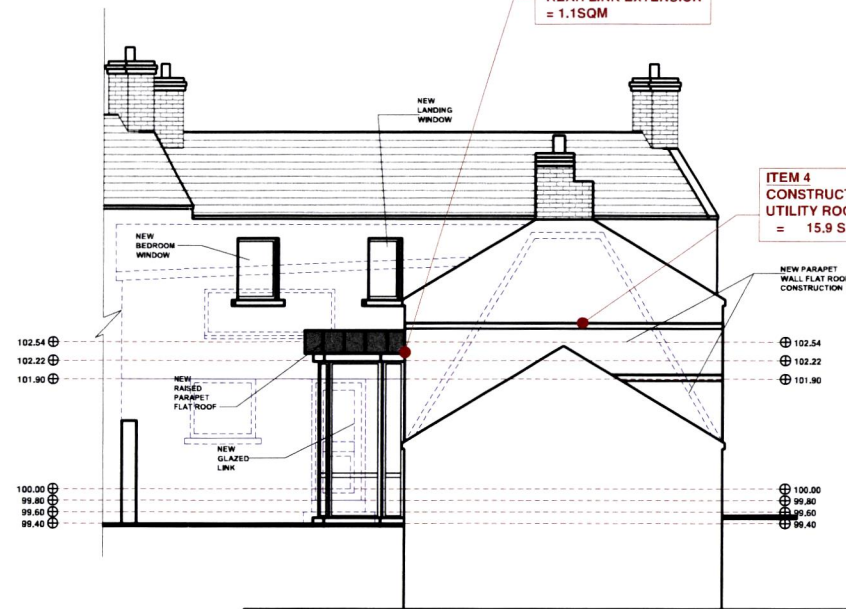
EXISTING DWELLING SURVEY AT Y14 XF61 BARTON ST., TINAHELY
FOR AILEEN CROSSLEY
ISSUE 1 050525
FIRST FLOOR AREA = 69.5 SQ.M

ITEM 3
RENOVATION AND
REFURBISHMENT OF EX
DWELLING

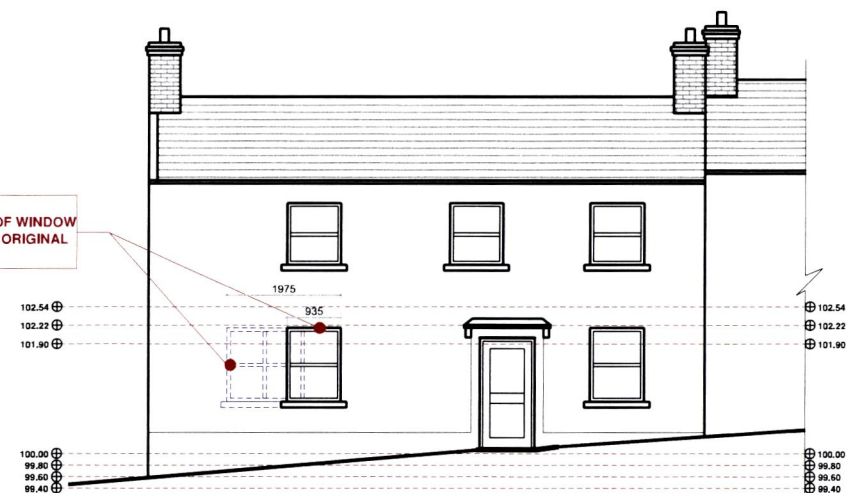
ITEM 1
REAR LINK EXTENSION
= 1.1SQM

ITEM 4
CONSTRUCTION OF REAR
UTILITY ROOM
= 15.9 SQ.M

ITEM 5
ALTER WIDTH OF WINDOW
TO RETURN TO ORIGINAL
WIDTH



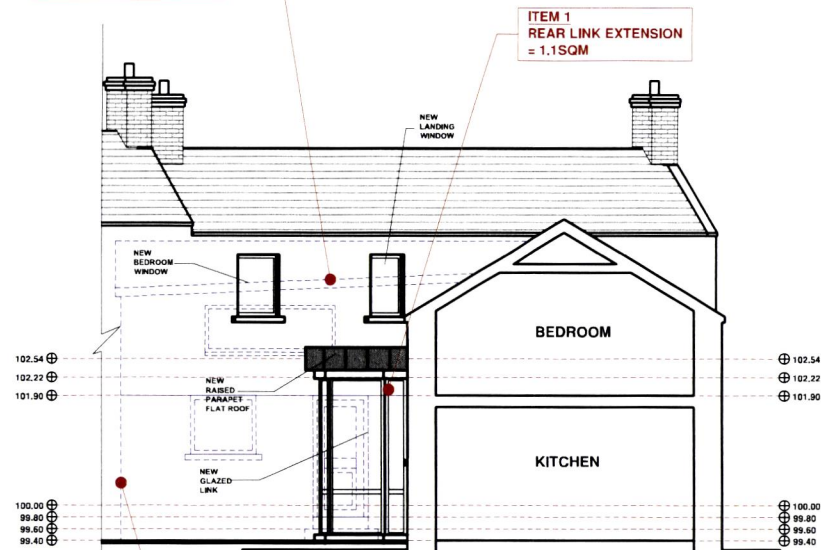
PROPOSED SOUTH WEST VIEW 1:100 A4



NORTH EAST (STREET) VIEW 1:100 A4

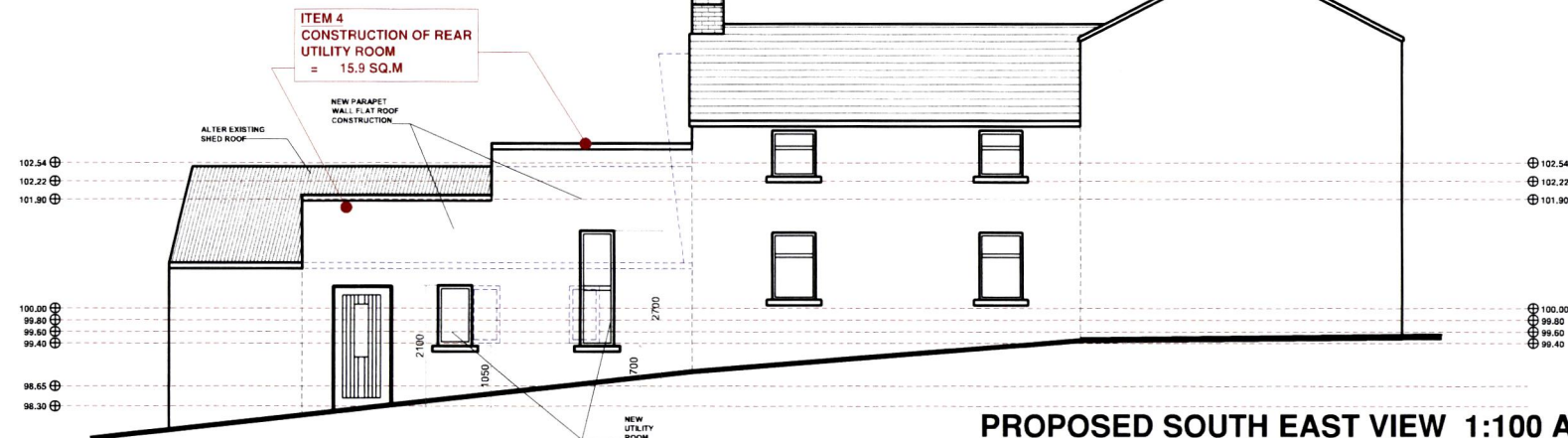
ITEM 2
DEMOLITION OF EXISTING
REAR EXTENSION
= 22.6 SQM

ITEM 1
REAR LINK EXTENSION
= 1.1SQM



PROPOSED SECTION BB / SOUTH WEST VIEW 1:100 A4

ITEM 4
CONSTRUCTION OF REAR
UTILITY ROOM
= 15.9 SQ.M



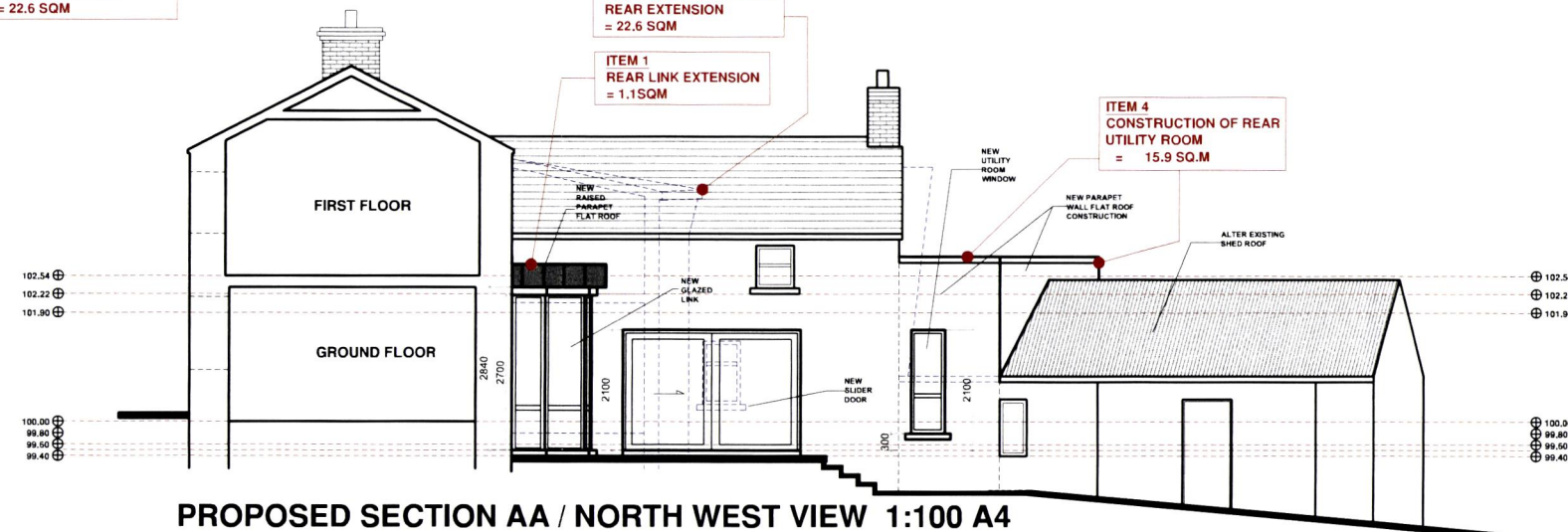
PROPOSED SOUTH EAST VIEW 1:100 A4

ITEM 2
DEMOLITION OF EXISTING
REAR EXTENSION
= 22.6 SQM

ITEM 2
DEMOLITION OF EXISTING
REAR EXTENSION
= 22.6 SQM

ITEM 1
REAR LINK EXTENSION
= 1.1SQM

ITEM 4
CONSTRUCTION OF REAR
UTILITY ROOM
= 15.9 SQ.M



PROPOSED SECTION AA / NORTH WEST VIEW 1:100 A4

OPTION B - PROPOSED ELEVATIONS 1:125 A3

ELEVATIONS & SECTIONS 1:125 A3
EXISTING DWELLING SURVEY AT Y14 XF61 BARTON ST., TINAHELY
FOR AILEEN CROSSLEY
ISSUE 1 230425

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