



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

23rd September 2024

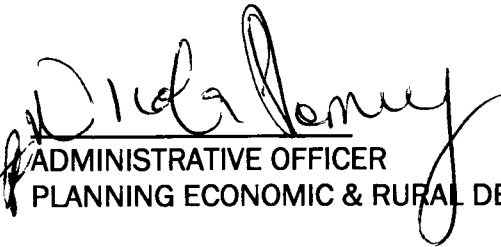
RC Design Services
Desing Studio
Old Castle View
Kilgobbin Road
Dublin 18
D18 X7H5

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX81/2024 for Constantine Carr

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: Constantine Carr
Location: 144 Beachdale, Sea Road, Kilcoole, Co. Wicklow

CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1169

Section 5 Declaration as to whether "(i) demolition of greenhouse and detached garage at rear of dwelling and (ii) construction of one storey 40sqm domestic extension" at 144 Beachdale, Sea Road, Kilcoole, Co. Wicklow constitutes exempted development within the meaning of the Planning and Development Act, 2000(as amended).

Having regard to:

- The details submitted with the Section 5 Declaration.
- Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- Article 6, 9 and Schedule 2, Part 1 : Class 1 and Class 50 of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

- The demolition of the garage, glasshouse and construction of a 40sqm extension would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000 (as amended), and
- would be development having regard to Section 3(a) of the Planning and Development Act 2000 (as amended)
- The demolition of the Garage and Glass house would come within the description and limitations set out in Class 50 : Part 1 : Schedule 2 of the Planning and Development Regulations 2001(as amended).
- The 40sqm extension would come within the description set out under Class 1, Part 1, Schedule 2 of the Planning and Development Regulations 2001(as amended).
- The 40sqm extension would not meet Limitation 4(b) of Class 1 as the proposed rear wall would exceed the height of the side walls, and therefore would not meet the requirement that of 4(b) that *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.*
- Nothing under Article 9 of the Planning and Development Regulations 2001(as amended) would be applicable.

The Planning Authority considers that

- "Demolition of greenhouse and detached garage" at 144 Beachdale, Sea Road, Kilcoole, Co. Wicklow is **Development and is Exempted Development and**
- "Construction of a one storey 40sqm extension" at 144 Beachdale, Sea Road, Kilcoole, Co. Wicklow is **Development and is Not Exempted Development** within the meaning of the Planning & Development Act 2000 (as amended).

Signed:


ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated  September 2024



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1169

Reference Number: EX81/2024

Name of Applicant: Constantine Carr

Nature of Application: Section 5 Declaration request as to whether or not: -
"(i) demolition of greenhouse and detached garage at rear of dwelling and (ii) construction of one storey 40sqm domestic extension" is or is not development and is or is not exempted development.

Location of Subject Site: 144 Beachdale, Sea Road, Kilcoole, Co. Wicklow

Report from & Edel Bermingham, SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether i"(i) demolition of greenhouse and detached garage at rear of dwelling and (ii) construction of one storey 40sqm domestic extension" at 144 Beachdale, Sea Road, Kilcoole, 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 submitted with the Section 5 Declaration.
- b) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 6, 9 and Schedule 2, Part 1 : Class 1 and Class 50 of the Planning and Development Regulations 2001 (as amended)

Main Reason with respect to Section 5 Declaration:

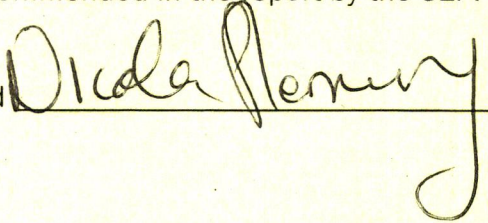
- i. The demolition of the garage, glasshouse and construction of a 40sqm extension would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000 (as amended), and therefore would be development having regard to Section 3(a) of the Planning and Development Act 2000 (as amended)
- ii. The demolition of the Garage and Glass house would come within the description and limitations set out in Class 50 : Part 1 : Schedule 2 of the Planning and Development Regulations 2001(as amended).
- iii. The 40sqm extension would come within the description set out under Class 1, Part 1, Schedule 2 of the Planning and Development Regulations 2001(as amended).
- iv. The 40sqm extension would not meet Limitation 4(b) of Class 1 as the proposed rear wall would exceed the height of the side walls, and therefore would not meet the requirement of 4(b) that *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.*
- v. Nothing under Article 9 of the Planning and Development Regulations 2001(as amended) would be applicable.

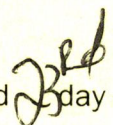
Recommendation:

The Planning Authority considers that;

- i. "Demolition of greenhouse and detached garage" at 144 Beachdale, Sea Road, Kilcoole, Co. Wicklow is **Development and is Exempted Development**
 - ii. "Construction of a one storey 40sqm extension" at 144 Beachdale, Sea Road, Kilcoole, Co. Wicklow is **Development and is Not Exempted Development**
- as recommended in the report by the SEP.

Signed



Dated  day of September 2024

ORDER:

I HEREBY DECLARE:

That (i) "Demolition of greenhouse and detached garage" at 144 Beachdale, Sea Road, Kilcoole, Co. Wicklow is **Development and is Exempted Development and**
(ii) "Construction of a one storey 40sqm extension" at 144 Beachdale, Sea Road, Kilcoole, Co. Wicklow is **Development and is Not Exempted Development** within the meaning of the Planning & Development Act 2000 (as amended).

Signed:



Senior Engineer
Planning, Economic & Rural Development

Dated  day of September 2024

Section 5 Application EX 81/2024

Date : 13th September 2024

Applicant : Constantine Carr

Address : 144 Beachdale, Sea Road, Kilcoole, Co.Wicklow.

Exemption Whether or not :

Demolition of greenhouse and detached garage at rear of dwelling and construction of one storey 40sqm domestic extension.

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

Relevant legislation :

Planning and Development Act 2000 (as amended)

“habitable house” means a house which—

- (a) is used as a dwelling,
- (b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or
- (c) was provided for use as a dwelling but has not been occupied;

“structure” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

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

“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.

Section 3 :

3.—(1) In this Act, “development” means, except where the context otherwise requires,

- (a) 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 :

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;

(3) A reference in this Act to exempted development shall be construed as a reference to development which is—

(a) any of the developments specified in *subsection (1)*, or

(b) development which, having regard to any regulations under *subsection (2)*, is exempted development for the purposes of this Act.

(4A) Notwithstanding subsection (4), the Minister may make regulations prescribing development or any class of development that is—

(a) authorised, or required to be authorised by or under any statute (other than this Act) whether by means of a licence, consent, approval or otherwise, and

(b) as respects which an environmental impact assessment or an appropriate assessment is required, to be exempted development.

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) Note see Regulations for full Article

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—

< See Regulations for List >

Schedule 2 : Part 1

CLASS 1

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

Conditions/ 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 50

(a) The demolition of a building, or buildings, within the curtilage of—

- (i) a house,
- (ii) an industrial building,
- (iii) a business premises, or
- (iv) a farmyard complex.

(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.

Conditions/ Limitations :

1.No such building or buildings shall abut on another building in separate ownership.

2. The cumulative floor area of any such building, or buildings, shall not exceed:

- (a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and
- (b) in all other cases, 100 square metres.

3. No such demolition shall be carried out to facilitate development of any classprescribed for the purposes of section 176 of the Act

Assessment :

The application seeks a declaration as to whether the demolition of existing greenhouse and garage at rear of house, and the construction of a 40sqm single storey extension is exempted development within the meaning of the Planning and Development Acts 2000 (as amended).

The submission indicates that the extension will have a gross floor area of 40sqm. The rear extension will have a 5m height to apex, in line with current dwelling.

The first question to be asked is has development occurred. It is considered that the demolition of garage and rear greenhouse and erection of a rear extension , would come within the definition of works under the Planning and Development Act 2000 (as amended), and would therefore be development having regard to the provisions of Section 3 of that Act.

Class 1 of Part 1;Schedule 2 of the Planning and Development Regulations 2001 (as amended) provides that -

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 extension would come with the description set out under Class 1

There are a number of limitations with respect to this exemption, and therefore the development must be accessed having regard to them as set out below

Limitation :

Limitation 1 – The extensions would not exceed 40sqm

Limitation 2 – n/a

Limitation 3-n/a

Limitation 4 – The existing rear wall is a gable, and therefore limitation 4(b) is applicable i.e.

(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. The height of the walls to the rear extension would exceed the height of the side walls, and therefore this limitation is not met.

Limitation 5- Remaining rear garden in excess of 25sqm (c. 70sqm)

Limitation 6- The side door is 2.4m from the boundary it faces.

Limitation 7 – No balcony being proposed

Accordingly Limitation No. 4(b) is not met and therefore the extension is not exempt.

Having reviewed the provisions of Article 9 none of those restrictions would apply .

The removal of the garage and glass house would come within the provisions of Class 50. Note the glass house is not integrated into the house from the drawings and therefore is considered to come within the provisions of Class 50. The overall sqm of the two structure would be c. 26sqm and therefore below the 40sqm limit. Having reviewed the provisions of Article 9 none of those restrictions would apply .

Given that the Limitation under part 4(b) is not met, the extension would not be exempted.

Recommendation :

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

- i. Demolition of greenhouse and detached garage at rear of dwelling and
- ii. construction of one storey 40sqm domestic extension

at 144 Beachdale, Sea Road, Kilcoole, Co.Wicklow constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority consider that :

- i. Demolition of greenhouse and detached garage is **Development and is Exempted Development**
- ii. Construction of a one storey 40sqm extension is **Development and is Not Exempted Development**

Main Considerations with respect to Section 5 Declaration :

- a) The details submitted with the Section 5 Declaration.
- b) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 6, 9 and Schedule 2, Part 1 : Class 1 and Class 50 of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration :

- i. The demolition of the garage, glasshouse and construction of a 40sqm extension would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000 (as amended), and *therefore*
- ii. would be development having regard to Section 3(a) of the Planning and Development Act 2000 (as amended)
- iii. The demolition of the Garage and Glass house would come within the description and limitations set out in Class 50 : Part 1 : Schedule 2 of the Planning and Development Regulations 2001(as amended).
- iv. The 40sqm extension would come within the description set out under Class 1, Part 1, Schedule 2 of the Planning and Development Regulations 2001(as amended).
- v. The 40sqm extension would not meet Limitation 4(b) of Class 1 as the proposed rear wall would exceed the height of the side walls, and therefore would not meet the requirement ~~that~~ of 4(b) that *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.*
- vi. Nothing under Article 9 of the Planning and Development Regulations 2001(as amended) would be applicable.

Bill Cunningham

13/9/2024

*Issue declaration as modified
Page 1 of 2
22/09/24*

Wicklow County Council
County Buildings
Wicklow
Co Wicklow

3rd September 2024

Declaration on development & exempted development for the proposed domestic extension at 144 Beachdale, Sea road, Kilcoole Co. Wicklow.

Site Description: The Proposed Development will consist of the following:
To demolish the existing greenhouse and Detached garage at the rear of the house and erect a one-story 40 sqm. Domestic extension. All external finishes to match the existing with associated ancillary works.

Location: 144 Beachdale, Sea road, Kilcoole Co. Wicklow

Applicants: Constantine Carr

Dear Sir / Madam,

On behalf of our client Constantine Carr, we wish to apply to Wicklow County Council for Declaration on development & exempted development for the domestic extension at 144 Beachdale, Sea road, Kilcoole Co. Wicklow. The Proposed Development will consist of the demolishing of the existing green house and Detached garage at the rear of the house and the construction of a one-story 40sqm structure in its place. All external finishes to match the existing with associated ancillary works.

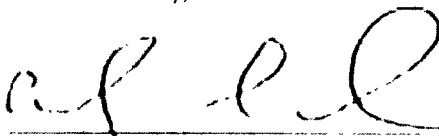
Enclosed please find the following information to support our application.

- Cover letter
- Cheque for € 80.00
- Completed Application form
- Drawing Issue Sheet / Document Schedule
- Architectural Drawings, Job No. 24- 781 - (2 No. sets)

We trust the above documentation are in order and look forward to your favourable decision in due course. Should you have any queries regarding the above application please do not hesitate to contact the undersigned.

With kind regards,

Yours sincerely,



Ciaran Mc Mahon
RC Design Services Limited
Architects Engineers Project Managers

WICKLOW COUNTY COUNCIL
09 SEP 2024
PLANNING DEPT.

WICKLOW COUNTY COUNCIL
CUSTOMER SERVICE
09 SEP 2024

Wicklow County Council
County Buildings
Wicklow
0404-20100

09/09/2024 12:23:45

Receipt No L1/0/334322

RC DESIGN SERVICES LTD
DESIGN STUDIO
OLD CASTLE VIEW
KILGOBBIN ROAD
DUBLIN 18
D18X7H5

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

Total 80 00 EUR

Tendered
Cheque 80 00
144 BEACHDALE, SEA RD, KILCOOLE

Change . 0 00

Issued By Cashier5MW
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: CONSTANTINE CARR,
Address of applicant: 144 BERCHDALE SEA ROAD,
KILCOOL 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) Ciarán McMahon
Address of Agent : RC DESIGN SERVICES
DESIGN STUDIO OLD CASTLE VIEW
KILGOLBIN ROAD DUBLIN 18. D18 X7H5.

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

3. Declaration Details

i. Location of Development subject of Declaration 144 Beachdale
Sea road, Kilcoole Co Wicklow

ii. Are you the owner and/or occupier of these lands at the location under i. above ?
Yes/No YES

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, 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
SEE Cover Letter attached.

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 _____

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 _____

- Cover letter
- Cheque Made Payable to Wicklow Co Co €80
- Completed application
- Architectural Drawing Plans Elevation & OS. Site MAP

viii. Fee of € 80 Attached ? € 80. Attached.

Signed : *a.f. l.h.* Dated : *5th Sept '24*
(Agent)

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 -

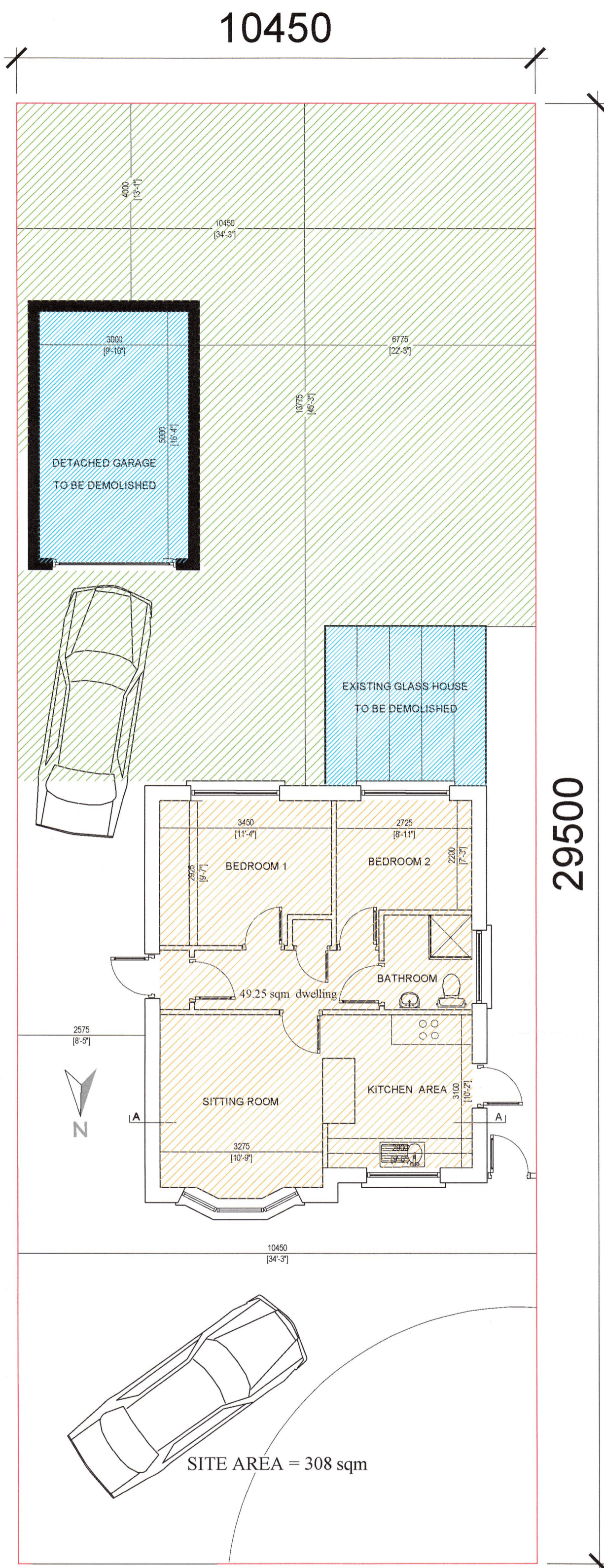
The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still

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.

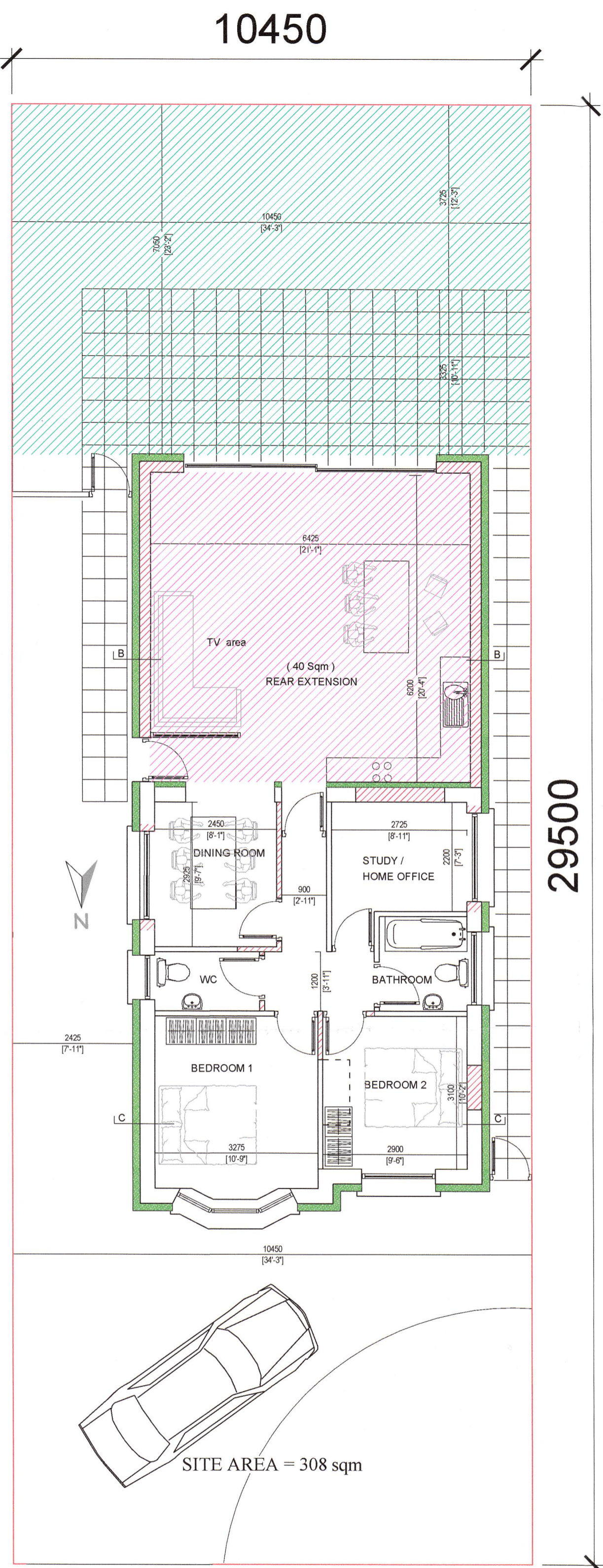
Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

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

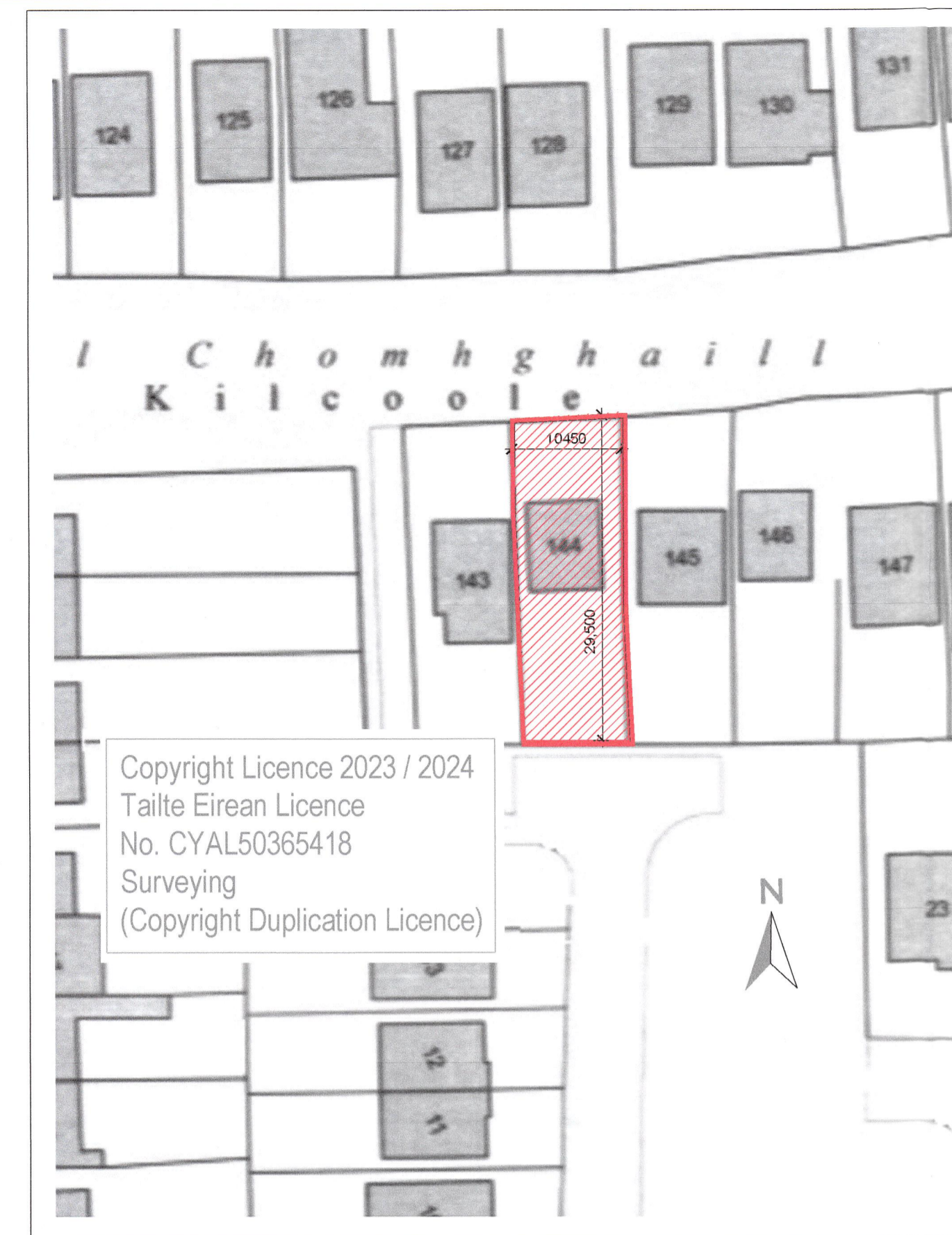
- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
- Details of gross floor area of structures of similar type within the same farmyard complex or within 100metres of that complex.



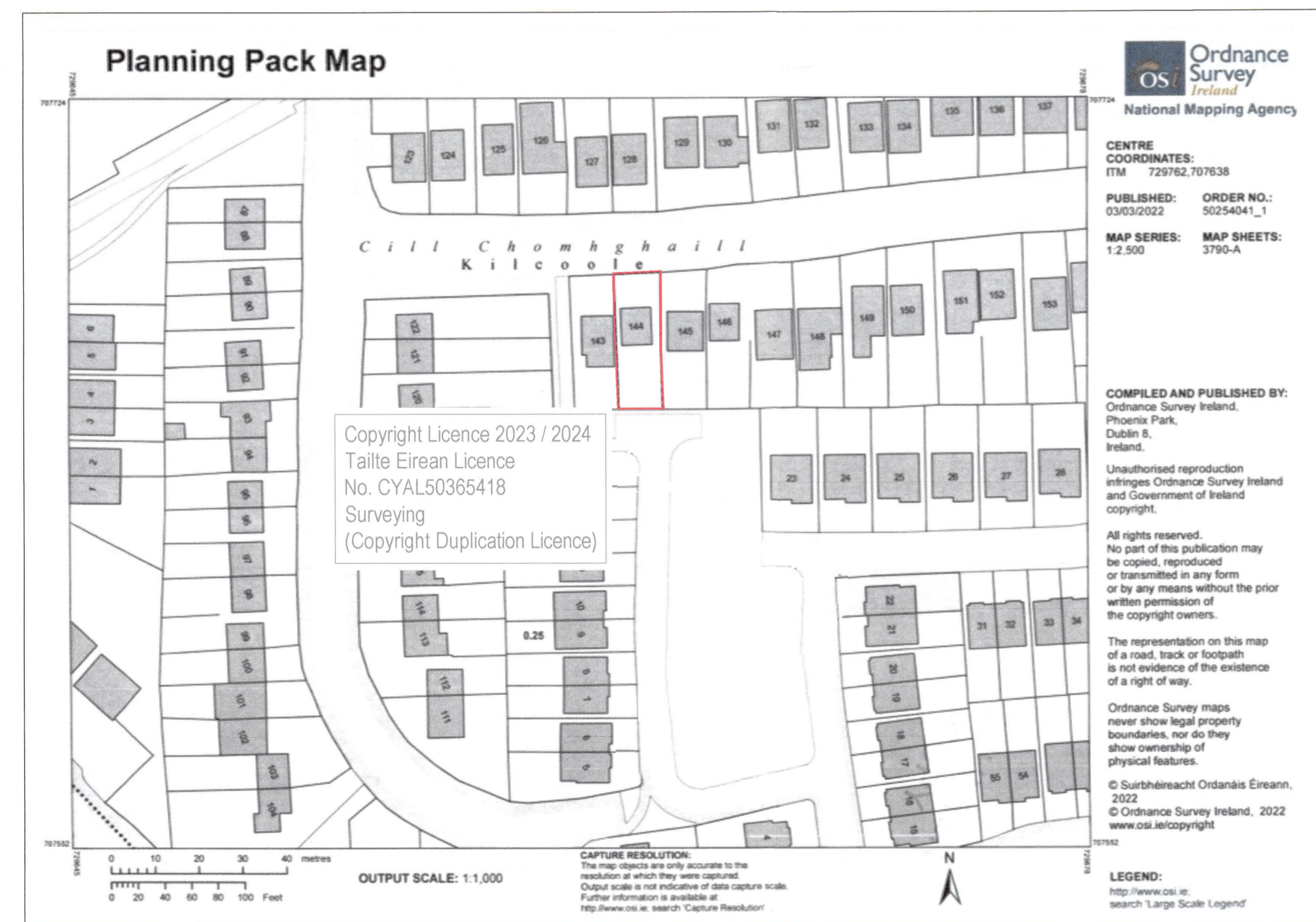
1 EXISTING HOUSE LAYOUT
SCALE 1:50



2 PROPOSED HOUSE LAYOUT
SCALE 1:50



3 BLOCK PLAN
SCALE 1:500



3 Os Map Sheet 3790 - A
SCALE 1:1000

Notes:

- Do not scale from this drawing.
- Work only to figured dimensions.
- All dimensions to be checked on site prior to commencement of work or manufacture.
- Architect to be informed of any discrepancies.

Copyright and ownership of this drawing belongs to R.C. Design Services Ltd., whose prior written consent is required for its use, reproduction or for publication to any third party. All rights reserved by law and copyright and by international copyright conventions are reserved to R.C. Design Services Ltd. and may be protected by court proceedings for damages and / or injunctions and costs.

Site area = 308.00 sqm	
Existing Bungalow = 49.25 sqm	
Front Garden = 70.49 sqm	
Existing Glass House (to be Demolished) = 10.18 sqm	
Existing Garage (to be Demolished) = 14.92 sqm	
Existing rear private open space = 113.40 sqm	
Proposed rear extension = 40.00 sqm	
Proposed rear private open space = 73.62 sqm	

status:	SECTION 5	client:	Constantine carr
scale:	1:100 @ A1	project:	Proposed modifications to 144 Beachdale, Sea Road, Kilcoole, Co. Wicklow.
drawn by:	S.M	title:	Layout Plan
checked:		date:	AUG 2024
date:	AUG 2024	drawing no:	003
Job No.:	24-781-SV	Rev.:	

R.C. Design Services Limited
ARCHITECTS ENGINEERS PROJECT MANAGERS
www.redesignservices.com
DESIGN STUDIO, OLD CASTLE VIEW, KILCOOLE ROAD, DUBLIN 18 TEL: 00353-1-216196 FAX: 00353-1-216190

RECEIVED 09 SEP 2024



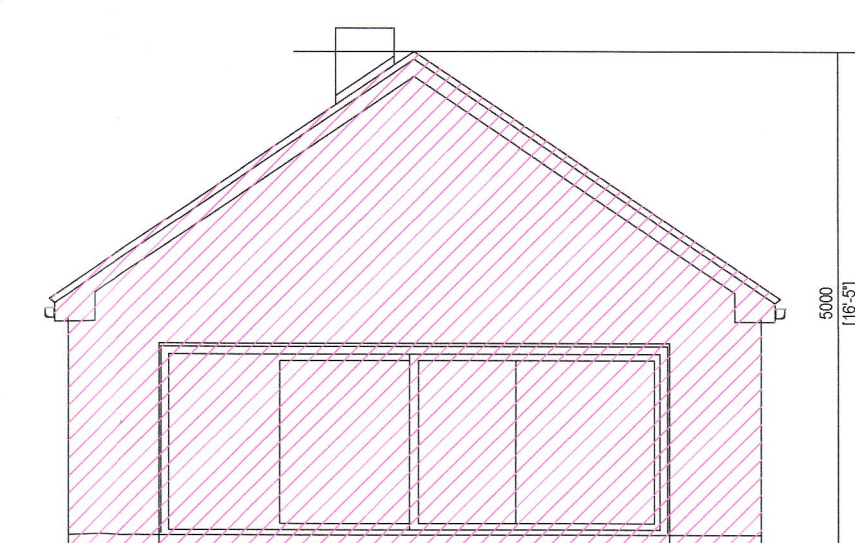
1 EXISTING FRONT ELEVATION OF HOUSE
SCALE 1:75



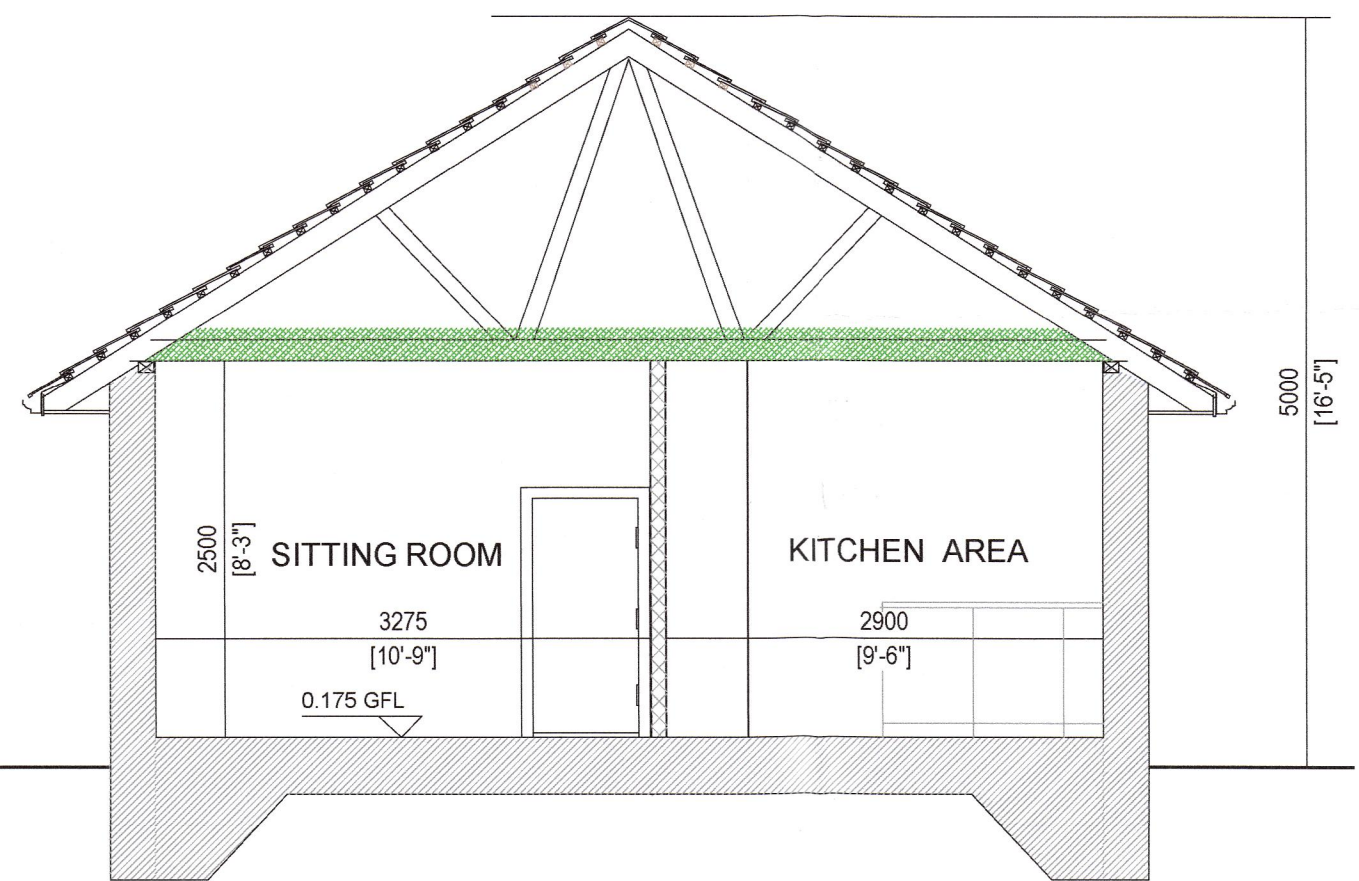
2 EXISTING REAR ELEVATION OF HOUSE
SCALE 1:75



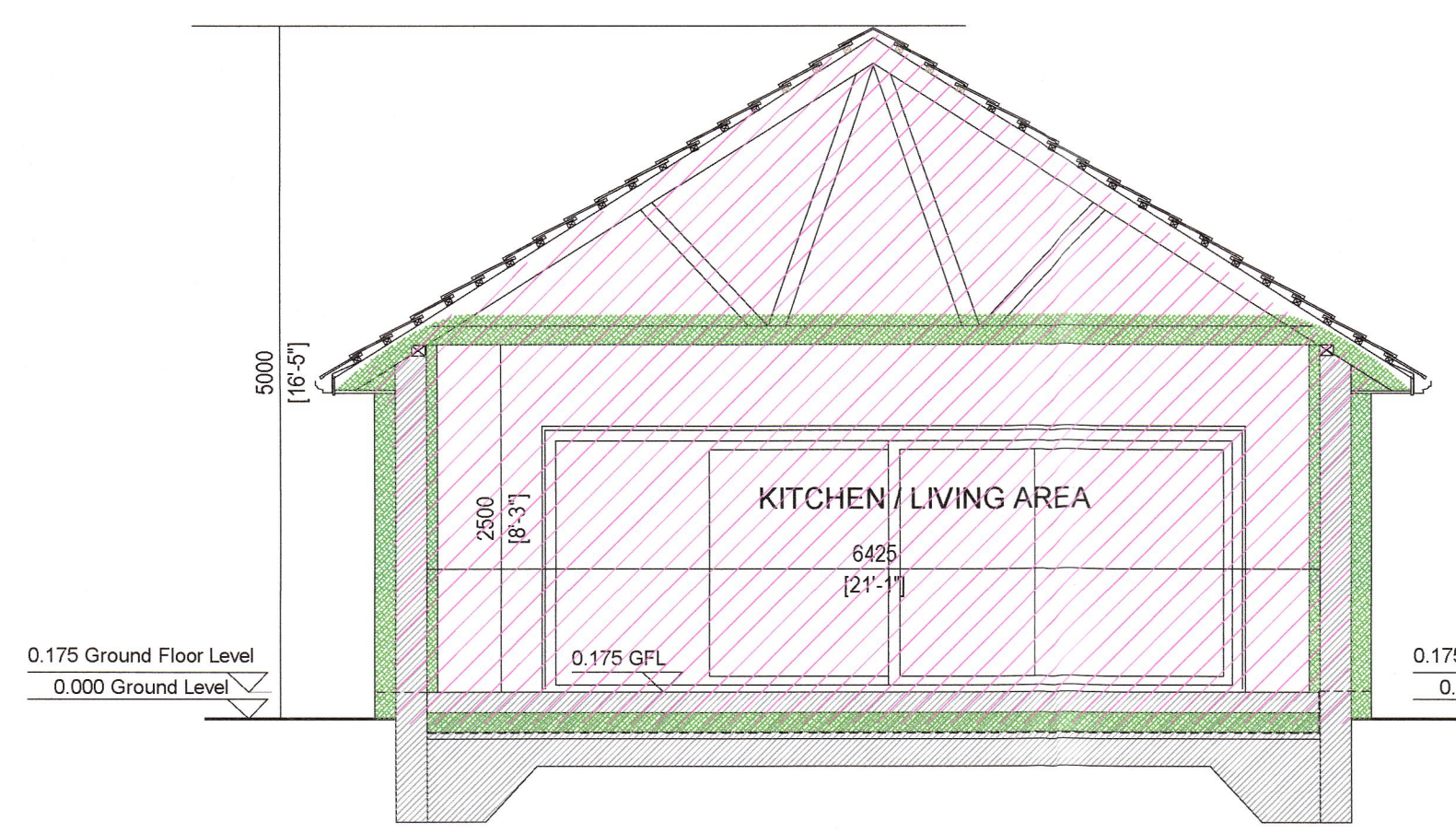
3 PROPOSED FRONT ELEVATION OF HOUSE
SCALE 1:75



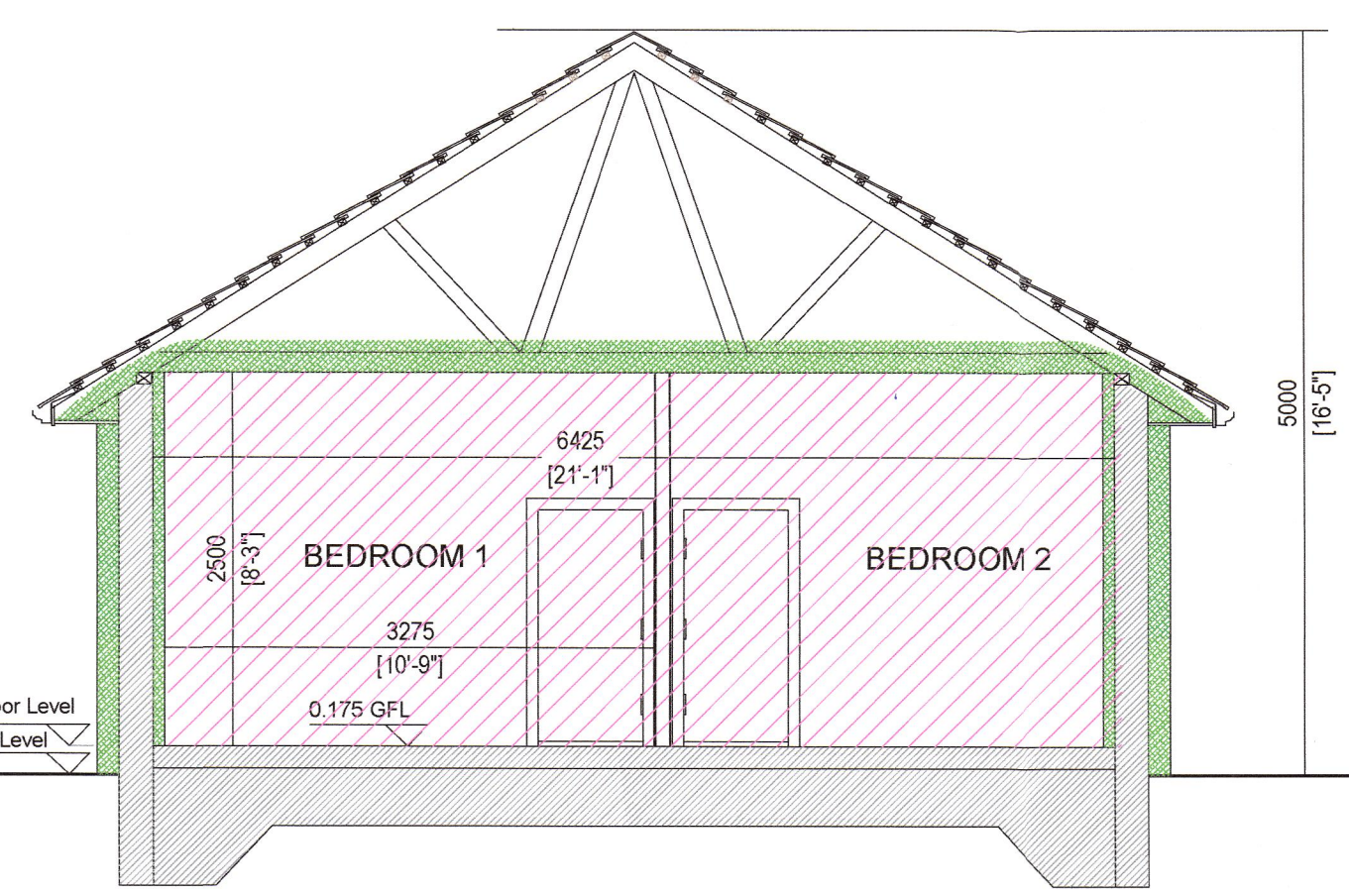
4 PROPOSED REAR ELEVATION OF HOUSE
SCALE 1:75



5 EXISTING HOUSE SECTION A-A
SCALE 1:50



6 PROPOSED HOUSE SECTION B - B
SCALE 1:50



7 PROPOSED HOUSE SECTION C - C
SCALE 1:50

OUTLINE SPECIFICATION

FOUNDATIONS
All foundations are to be designed to engineers specification. concrete 35 N20 1200 x 300 high strip foundations 2 layers of A393 mesh

EXISTING GROUND FLOOR CONSTRUCTION
Timber laminated floor on 150 RC Concrete floor laid level on 1000 gauge visqueen on 50mm Sand blinding on 250mm min clause 804 rolled and compacted hardcore

PROPOSED GROUND FLOOR CONSTRUCTION
600 X 600 Porcelain tile laid to manufacturers specification on 150 RC Concrete floor laid level with A393 mesh on top on 140mm kooltherm K3 floor rigid insulation or similar approved on 1000 gauge visqueen DPM on Min 50mm T3 Blinding SR21 on Min 200 T1 structure SR21 Zero pyrite fill material All to Structural Engineers design. Radon barrier to be ventilated in accordance with current Building Regulation requirements.

EXTERNAL WALLS

Existing external walls to be clad with 150 rigid rockwool mineral wool thermal insulation mechanically fixed to the existing block wall complete with base coat and beading. Fiberglass meshing to be supplied and fitted and finished render coat to be applied (colour to be agreed) all to be constructed to manufacturers specification.

New wall construction
225 solid block wall externally to be clad with 150 rigid rockwool mineral wool thermal insulation mechanically fixed to the existing block wall complete with base coat and beading. Fiberglass meshing to be supplied and fitted and finished render coat to be applied (colour to be agreed) all to be constructed to manufacturers specification. The internal faces of all internal blockwork walls are to be scudded, scratch coated 12mm thick with cement mortar, floated to screeds and finished with hardwall plaster to manufacturer's instructions. All internal wall plastering to be carried behind sittings and architraves.

PRESERVATIVE

Softwood used externally shall be pressure impregnated with colour preservative. Softwoods in contact with concrete to be treated with coloured preservative. Frames, barge-boards and fascias to be primed before fixing.

INTERNAL STUD PARTITIONS

Internal studs to be 75mm x 36mm softwood studs at 400mm ctrs., with softwood head and sole plates, and nogginns at 400mm ctrs. vertically with 12.5mm plasterboard finish to both sides, installed to manufacturers instructions. All joints to be taped with a 3mm skim finish throughout. All stud partitions to be insulated with 50mm thick Rockwool RW3 or similar semi rigid insulation boards. Timber grounds to be provided where necessary to support all wall hung elements such as sanitary wares, radiators etc.

GYPSUM WALLBOARD

Gypsum wallboard where specified shall comply with LS41.

QUALITY OF TIMBER

All timber used shall be sound and free from all defects, disease or infestation, large loose knots or wane edges, with a moisture content within the limits set out in I.S.96. Unless otherwise stated timber for carpentry to be white deal and timber for joinery to be red deal, hardwood or other timber suitable for the purpose.

ROOF CONSTRUCTION (OPTION 1)

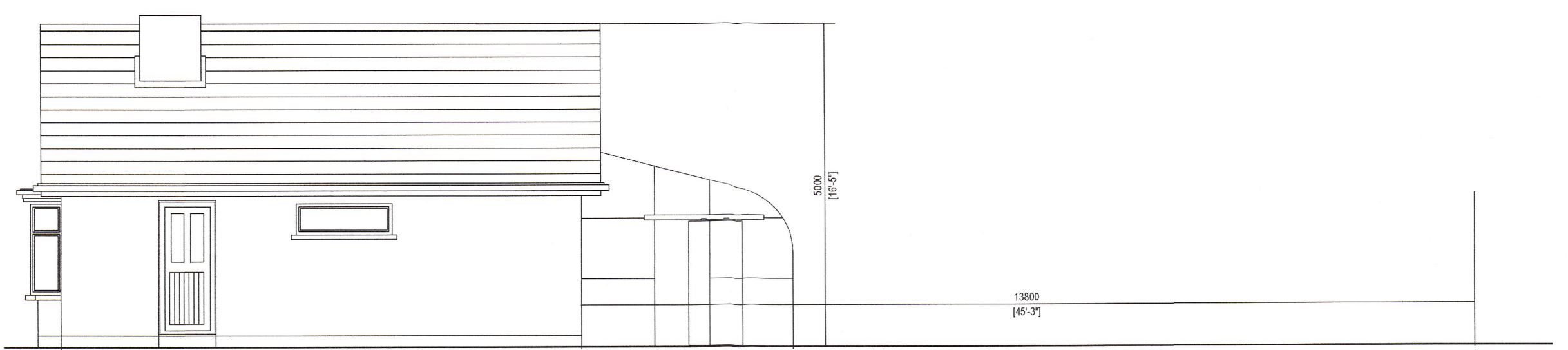
Roof over new Rear extension
Salvaged Tiles to match existing roof
Tile battens to be 38mm deep by 35mm wide where the pitch is 22.5 degrees or over, and to be 44mm deep by 38mm wide or 50mm deep by 35mm wide where the pitch is less than 22.5 degrees. Unless otherwise shown on the drawings, openings at ceiling and roof levels shall be contained within the trussed rafter spacing.
44mm x 115mm rafters and nogginns at 600mm centres. Unless stated otherwise on the drawings or trusses / rafters shall be spaced at 400mm centres. At sides of openings trusses shall be doubled or trebled in accordance with the drawings or the specification or recommendation of the manufacturers. Any details not included here or not covered by instructions of the manufacturers shall be in accordance with the requirements for conventional pitched roof details of which follow.

Site area = 308.00 sqm	
Existing Bungalow = 49.25 sqm	
Front Garden = 70.49 sqm	
Existing Glass House (to be Demolished) = 10.18 sqm	
Existing Garage (to be Demolished) = 14.92 sqm	
Existing rear private open space = 113.40 sqm	
Proposed rear extension = 40.00 sqm	
Proposed rear private open space = 73.62 sqm	

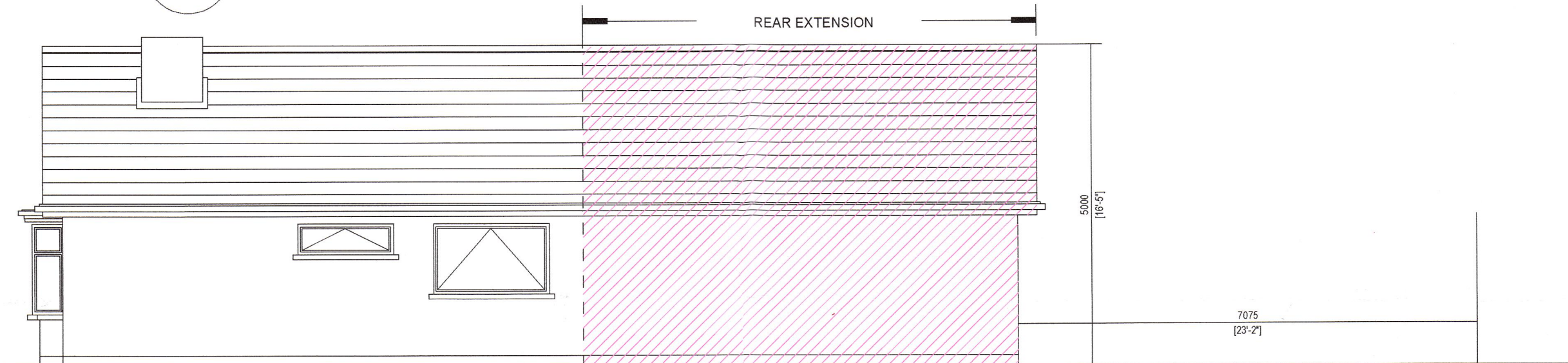
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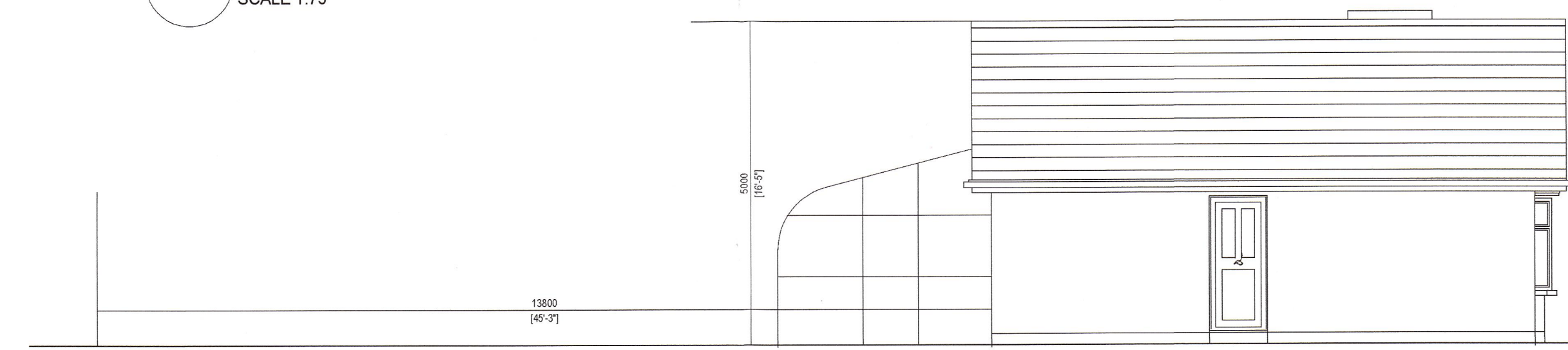
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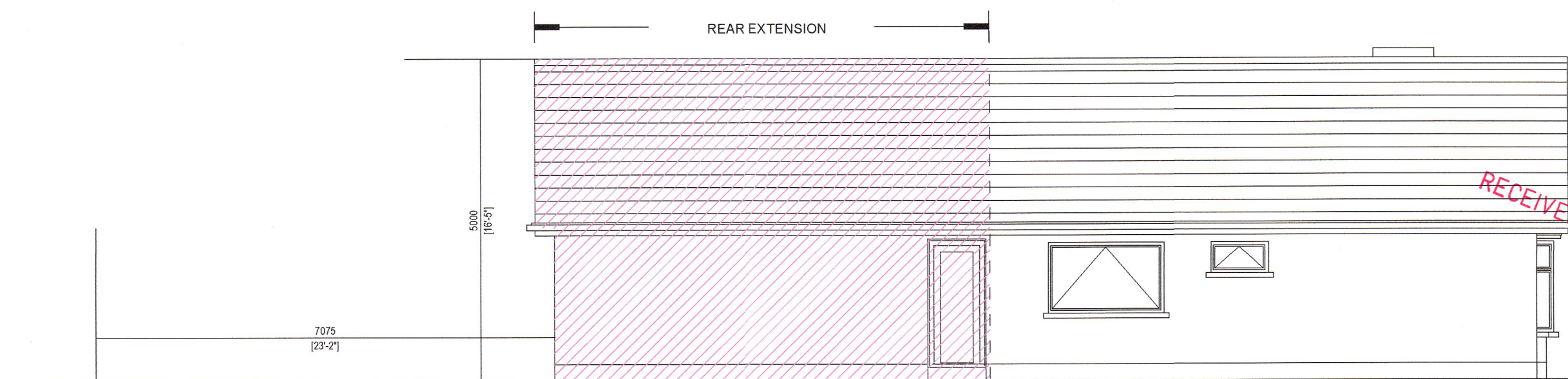
8 EXISTING SIDE ELEVATION OF HOUSE
SCALE 1:75



9 PROPOSED SIDE ELEVATION OF HOUSE
SCALE 1:75



10 EXISTING SIDE ELEVATION OF HOUSE
SCALE 1:75



11 PROPOSED SIDE ELEVATION OF HOUSE
SCALE 1:75

status:	SECTION 5	client:	Constantine carr
scale:	1:100 @ A1	project:	Proposed modifications to 144 Beachdale, Sea Road, Kilcoole, Co. Wicklow.
drawn by:	S.M	title:	EXISTING & PROPOSED ELEVATIONS AND SECTIONS A,B & C
checked:		date:	AUG 2024
date:	AUG 2024	drawing no:	002
job no.:	24 - 781 SV	Rev:	

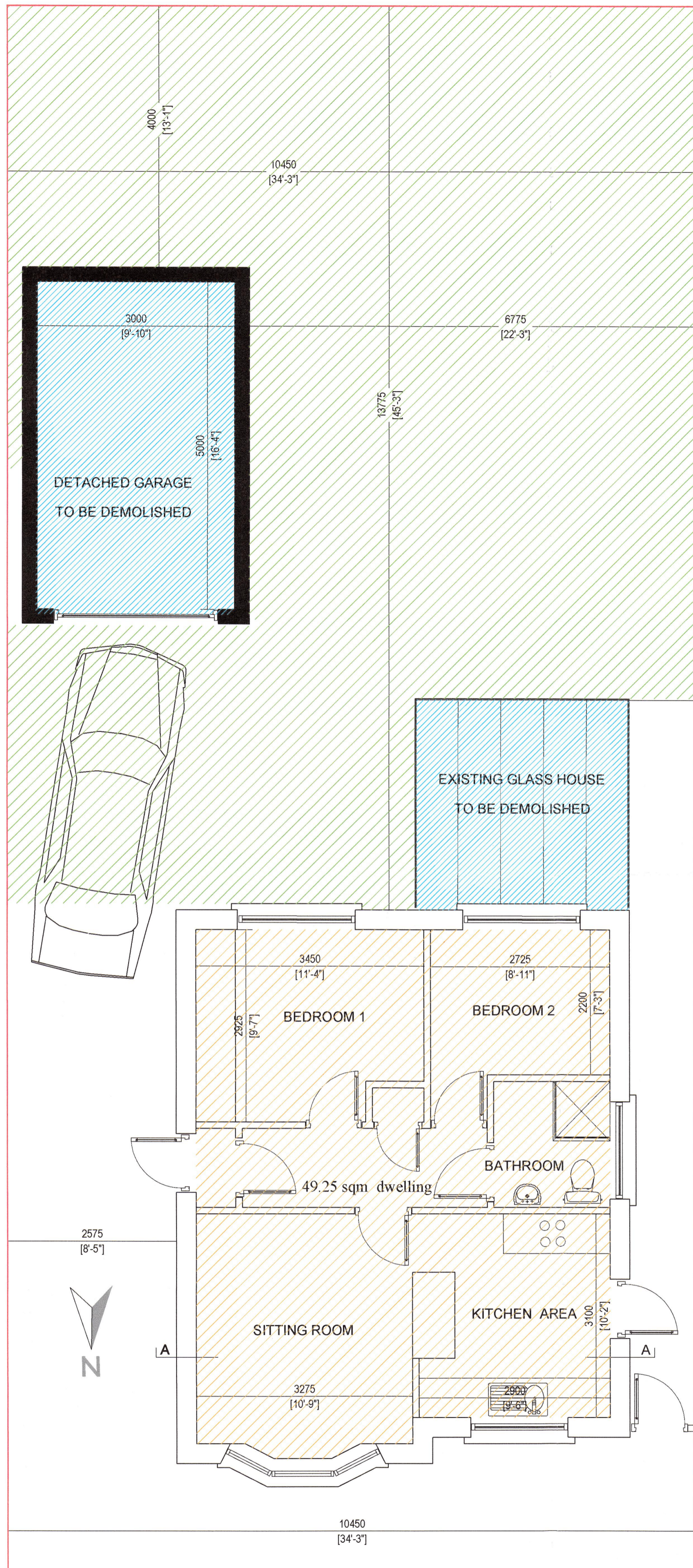
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ARCHITECTS ENGINEERS PROJECT MANAGERS

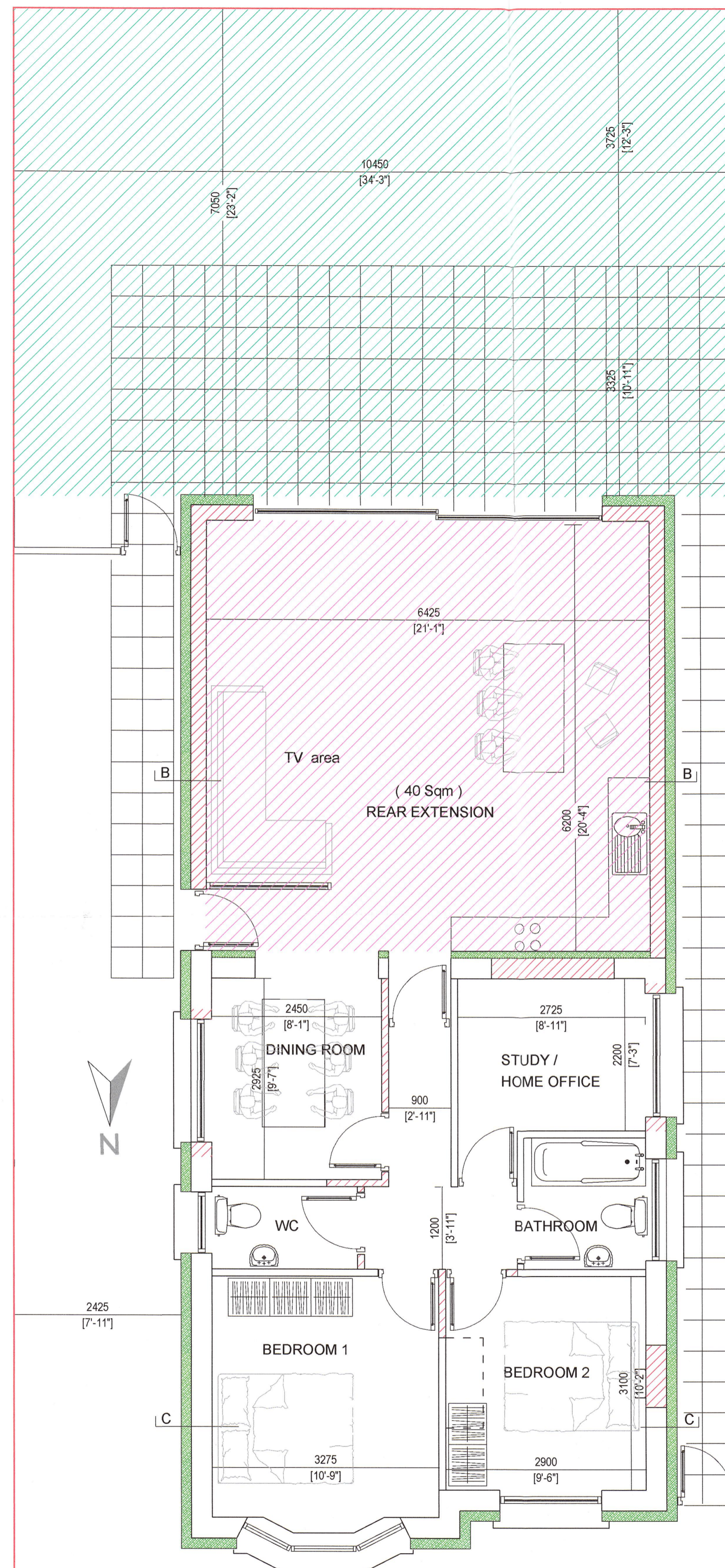
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1 EXISTING HOUSE LAYOUT
SCALE 1:50



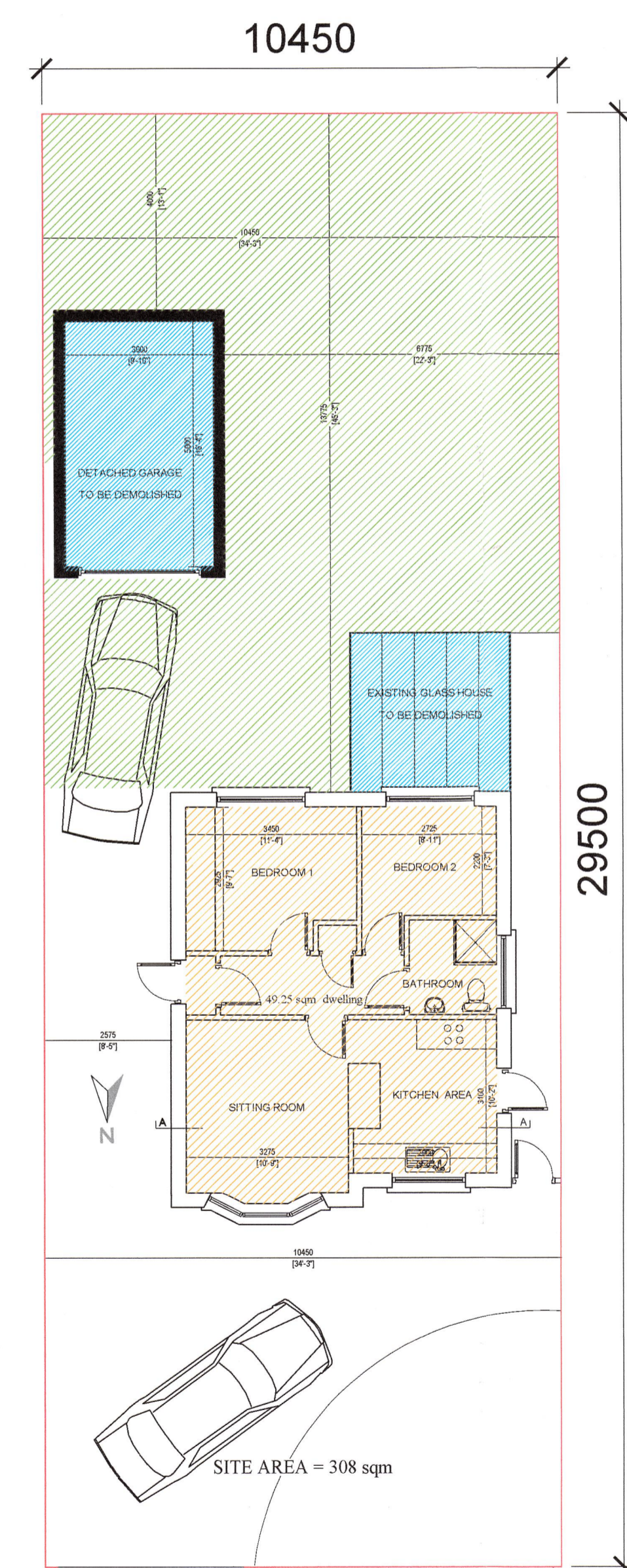
2 PROPOSED HOUSE LAYOUT
SCALE 1:50

Site area = 308.00 sqm	
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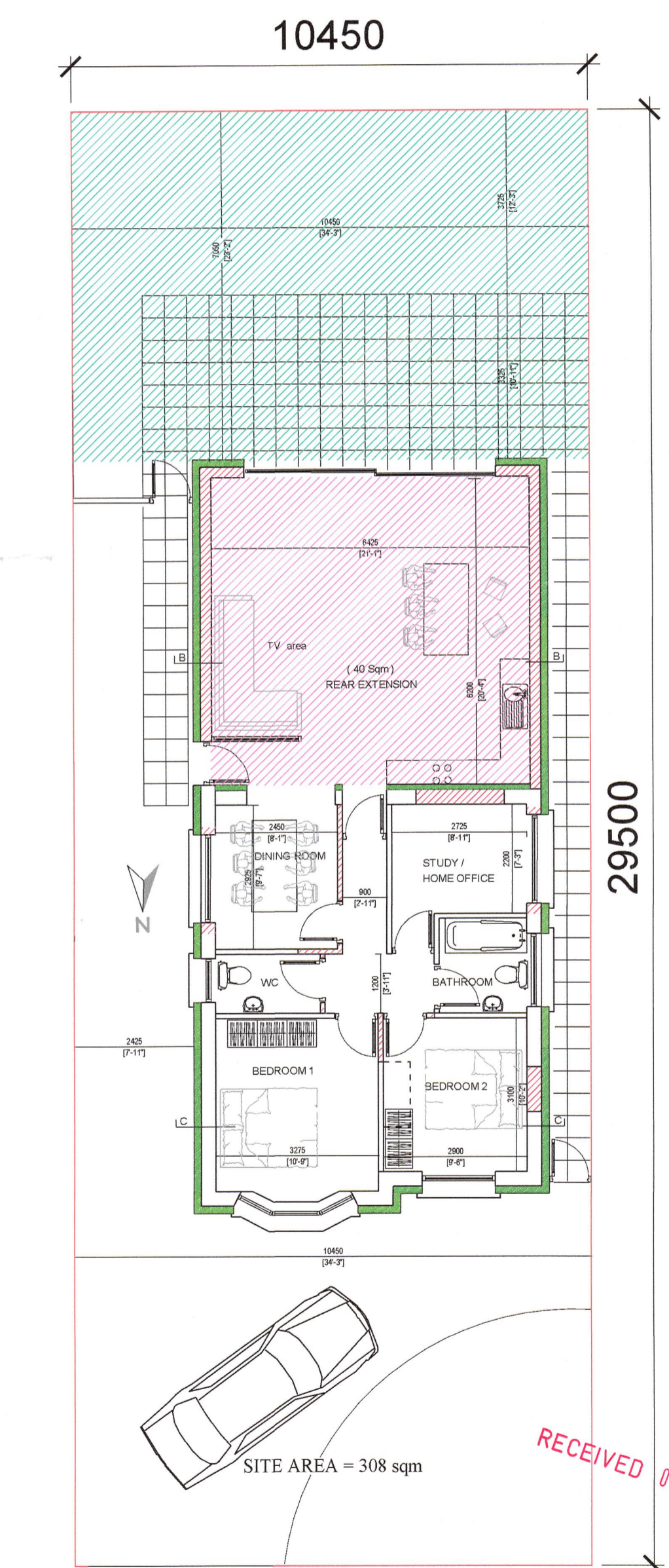
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3 EXISTING HOUSE LAYOUT
SCALE 1:100



4 SECTION 5 PLANNING EXEMPTION CERTIFICATION
SCALE 1:100

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status:	SECTION 5	client:	Constantine carr
scale:	1:100 @ A1	project:	Proposed modifications to 144 Beachdale, Sea Road, Kilcoole, Co. Wicklow.
drawn by:	S.M	title:	Layout Plan
checked:		drawing no:	001
date:	AUG 2024	Rev:	
Job No.:	24 - 781 - SV		

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