



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

 January 2025

Kim Dreyer  
Dreyer & Associates  
Ballyusk  
Ashford  
Co. Wicklow

RE: Declaration in accordance with Section 5 of the Planning & Development Acts  
2000 (As Amended) – EX111/2024 for Barry Geoghegan & Orvan Van Den Bergh

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





# Comhairle Contae Chill Mhantáin Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
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## DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

**Applicant:** Barry Geoghegan & Orla Van Den Bergh

**Location:** Lackendarragh Upper, Enniskerry, Co. Wicklow

**Reference Number:** EX111/2024

**CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/39**

Section 5 Declaration as to whether “the conversion of an attic to 2 bedrooms and 2 ensembles” at Lackendarragh Upper, Enniskerry, Co. Wicklow constitutes exempted development within the meaning of the Planning and Development Act, 2000(as amended).


### Having regard to:

- The details submitted on the 19<sup>th</sup> December 2024
- Planning History PRR 24/60480, PRR 12/6405 and PRR 09/163
- An Bord Pleanála Declarations ABP-303783-19 and 06D.RL.3544.
- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- Article 5, Article 6, Article 9 and Class 1: Part 1: Schedule 2: Planning and Development Regulations 2001(as amended).

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

- The conversion of the attic space involves operations of construction and extension and would therefore come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- These works would be development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended).
- The conversion of attic space is not considered to be works of maintenance, improvement or other alteration of the existing dwelling, but involves the extension of the residential floorspace of the existing dwelling, and would therefore not come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended).
- The extension would not come within the exemption set out under Class 1: Part 1: Schedule 2 of the Planning and Development Act 2000(as amended).

The Planning Authority considers that “the conversion of an attic to 2 bedrooms and 2 ensembles” at Lackendarragh Upper, Enniskerry, 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 15<sup>th</sup> January 2025



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

**SECTION 5**

**CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/39**

Reference Number: EX111/2024

Name of Applicant: Barry Geoghegan & Orla Van Den Bergh

Nature of Application: Section 5 Declaration request as to whether or not: -  
"the conversion of an attic to 2 bedrooms and 2 ensuites" is or is not development and is or is not exempted development.

Location of Subject Site: Lackendarragh Upper, Enniskerry, Co. Wicklow

Report from Edel Bermingham, SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "the conversion of an attic to 2 bedrooms and 2 ensuites" at Lackendarragh Upper, Enniskerry, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended).

**Having regard to:**

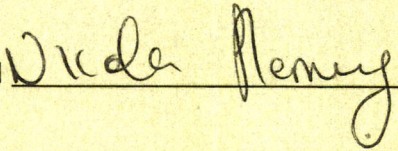
- a) The details submitted on the 19<sup>th</sup> December 2024
- b) Planning History PRR 24/60480, PRR 12/6405 and PRR 09/163
- c) An Bord Pleanála Declarations ABP-303783-19 and 06D.RL.3544.
- d) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- e) Article 5, Article 6, Article 9 and Class 1: Part 1: Schedule 2: Planning and Development Regulations 2001(as amended).

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

- (i) The conversion of the attic space involves operations of construction and extension and would therefore come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (ii) These works would be development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended).
- (iii) The conversion of attic space is not considered to be works of maintenance, improvement or other alteration of the existing dwelling, but involves the extension of the residential floorspace of the existing dwelling, and would therefore not come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended).
- (iv) The extension would not come within the exemption set out under Class 1: Part 1: Schedule 2 of the Planning and Development Act 2000(as amended).

**Recommendation:**

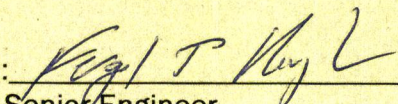
The Planning Authority considers that "the conversion of an attic to 2 bedrooms and 2 ensuites" at Lackendarragh Upper, Enniskerry, Co. Wicklow is development and is NOT exempted development as recommended in the report by the SEP.

Signed: 

Dated 15<sup>th</sup> day of January 2025

**ORDER:**

I HEREBY DECLARE THAT "the conversion of an attic to 2 bedrooms and 2 ensuites" at Lackendarragh Upper, Enniskerry, 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 15<sup>th</sup> day of January 2025

## **Section 5 Application EX 111 /2024**

Date : 13/1/2025

Applicant : Barry Geoghegan & Orla Van Den Begh

Address : Lackendarragh Upper, Enniskerry, Co. Wicklow

Exemption Whether or not :

conversion of an attic to 2 bedrooms and 2 ensuites

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

### **Planning History :**

PRR 24/60480 Planning Permission granted for garage and shed to the front of the house

PRR 12/6405 Planning Permission granted for the amendments to previously obtained permission Ref. No. 09/163 including revised house design, reduced house size, new driveway layout (no change to site entrance)

PRR 09/163 Planning Permission granted for a 4 bed house and mechanical aeration system and polishing filter together with 8 sqm of roof mounted solar panels

### **An Bord Pleanála Referrals**

ABP-303783-19

AND WHEREAS An Bord Pleanála has concluded that -

(a) the refurbishment of the existing dwelling, the construction of an extension and the conversion of the attic to provide accommodation would all involve the carrying out of works and would, therefore, constitute development,

(b) the internal refurbishment of the dwelling, and the provision of the Velux type rooflights would come within the scope of Section 4 (1)(h) of the Planning and Development Act, 2000, as amended and would, therefore, be exempted development,

the conversion of the attic to provide accommodation would not come within the scope of Section 4 (1)(h) of the Planning and Development Act, 2000, as amended, as it would not consist of the carrying out of works for the maintenance, improvement or other alteration of the structure, but would rather involve the extension of the residential floorspace of the existing dwelling,

(d) the construction of the proposed extension would generally come within the scope of the exemption provided for under Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, but would not be exempted development because it would not comply with Condition and Limitation number 2 (a) to which this Class is subject, in that the

combined areas of the attic conversion and of the proposed extension would exceed the limit of 40 square metres, and

(e) accordingly, as all of the works are inter-related, the development that is the subject of the question would not be exempted development:

In not accepting the recommendation of the Inspector that the development would be exempted development, the Board had regard to case law as to the correct meaning of Section 4 (1)(h) of the Planning and Development Act, 2000, as amended, and did not accept that the attic conversion came within the scope of the exemption afforded by this legislative provision. Furthermore, the Board had regard to previous referral decisions made by it, which determined that the limit of 40 square metres in Condition and Limitation 2 (a) of Class 1 applied to any floorspace that was not part of the original floor area of the house, including the floor area of an attic that had been converted after the construction of the original house (for example, referral register reference number 06D.RL.2477).

#### 06D.RL.3544

An Bord Pleanála, hereby decides that the construction of an extension to the rear of the existing house, and the conversion of part of the attic of the existing house and of the attic area of the extension for residential accommodation, is development and is not exempted development.

An Bord Pleanála has concluded that:

(a) the extension to the existing house and the attic conversion both involve the carrying out of 'works' which come within the meaning of section 2(1) of the Planning and Development Act, 2000, as amended, and therefore constitute development,

(b) the extension is to the rear of the dwelling and therefore comes within the scope of the exemption provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations 2001, but by reason of its scale and extent, comprising a ground floor area of 50 square metres and a first floor area of circa 28 square metres, exceeds the relevant thresholds set out in conditions and limitations 1(a) and 1(c) respectively of Class 1, and is therefore not exempted development,

(c) the existing extensions to the rear of the house, whether or not they were constructed or erected prior to 1st October 1964, cannot be taken into account in respect of the floor area of the extension that is the subject matter of this referral, as these extensions were demolished and removed prior to the construction of the subject extension, and

(d) the attic conversion does not come within the scope of section 4(1)(h) of the Planning and Development Act 2000, not being the carrying out of works for the maintenance, improvement or other alteration of an existing structure, but rather for the provision of additional floor space and a first floor extension to the existing house, and is therefore not exempted development:

### **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, the carrying out of any works on, in, over or under land or the making of any material change in the use of any land or structures situated on land, or

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.

Planning and Development Regulations 2001(as amended).

#### Article 5

"house" does not, as regards development of classes 1, 2, 3, 4, 6(b)(ii), 7 or 8 specified in column 1 of Part 1 of Schedule 2, or development to which articles 10(4) or 10(5) refer, include a building designed for use or used as 2 or more dwellings or a flat, an apartment or other dwelling within such a building;

#### 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.

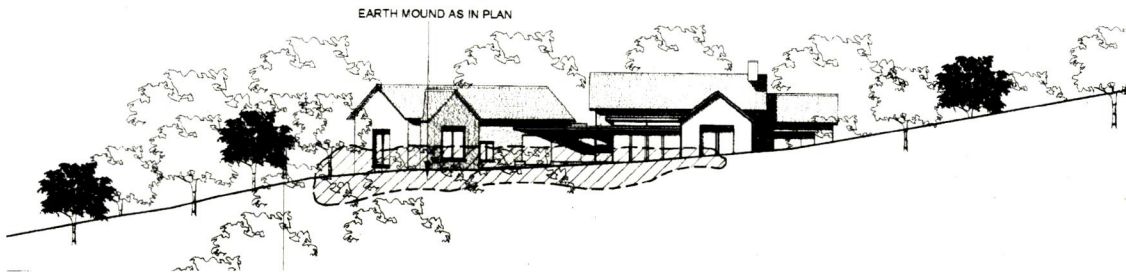
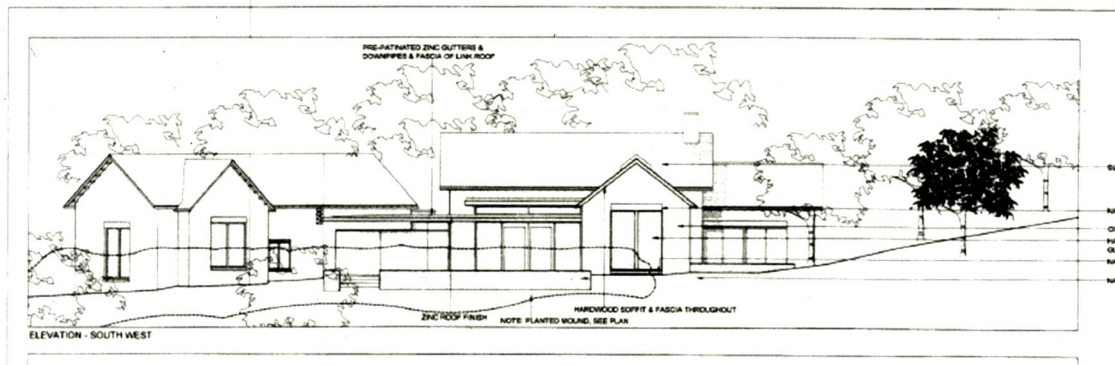
7. The roof of any extension shall not be used as a balcony or roof garden.

**Assessment**

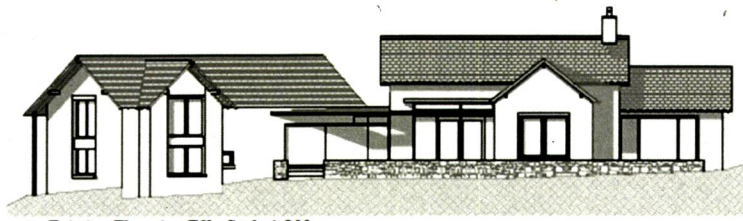
The Section 5 application seeks a declaration as to whether the installation of conversion of an attic to 2 bedrooms and 2 ensuites is or is not development or is or is not exempted development .

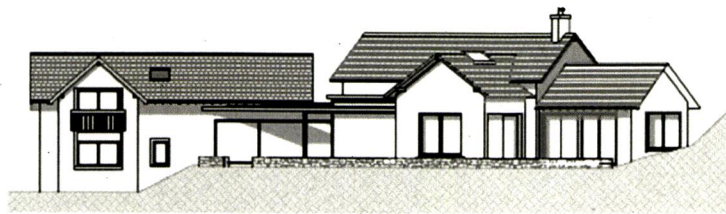
The details indicate that an attic conversion was undertaken after the construction of the dwelling by reference to PRR 12/6405 and PRR 09/163 . The attic is accessed by way of a stairwell from the ground floor.

Elevations as Permitted by reference to PRR 12/6405

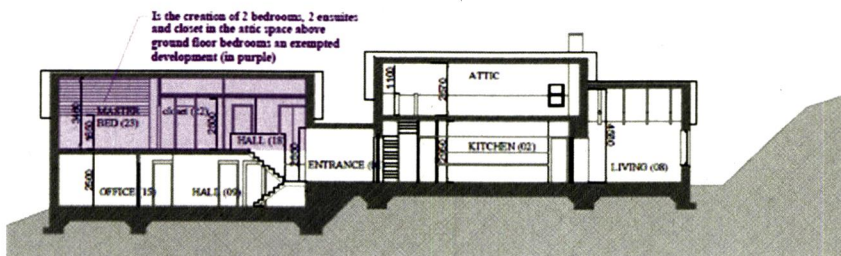


As Constructed Elevations





Existing Elevation E3a Scale 1:200



Existing Section A-A Scale 1:200

Is the creation of 2 bedrooms, 1 ensuite and closet in the attic space above ground floor bedrooms an exempted development (in purple)

The conversion of the attic space, would have involved operations of construction and extension and would therefore come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).

These works would come within the definition of development having regard to Section 3 of the Planning and Development Act 2000(as amended).

Section 4 of the Planning and Development Act 2000 (as amended) provides that

- 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;

The conversion of attic space is not considered to be works of maintenance, improvement or other alteration of the existing dwelling, but involves the extension of the residential floorspace of the existing dwelling, would therefore not come within the provisions of Section 4(1)(h). This conclusion has been established by An Bord Pleanála in the Referrals ABP-303783-19 and 06D.RL.3544.

As an aside it is noted that the elevational details as constructed do not appear to fully accord with the permitted development at the point of the attic conversion.

The exemption set out under Class 1 : Schedule 2 would not be applicable in this case as it would not come within the description or limitations set out under Class 1.

Therefore, the conversion of an attic to 2 bedrooms and 2 ensuite is development and is not exempted development.

**Recommendation :**

With respect to the query under Section 5 of the Planning and Development Act 2000(as amended), as to whether  
the conversion of an attic to 2 bedrooms and 2 ensuites at Lackendarragh Upper,  
Enniskerry, Co. Wicklow

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

The Planning Authority consider that the conversion of an attic to 2 bedrooms and 2 ensuites at Lackendarragh Upper, Enniskerry, Co. Wicklow, **is development and is Not exempted development.**

Main Considerations with respect to Section 5 Declaration :

- a) The details submitted on the 19<sup>th</sup> December 2024
- b) Planning History PRR 24/60480, PRR 12/6405 and PRR 09/163
- c) An Bord Pleanála Declarations ABP-303783-19 and 06D.RL.3544.
- d) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- e) Article 5, Article 6, Article 9 and Class 1: Part 1 : Schedule 2 : Planning and Development Regulations 2001(as amended).

Main Reasons with respect to Section 5 Declaration :

- (i) The conversion of the attic space involves operations of construction and extension and would therefore come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (ii) These works would be development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended).
- (iii) The conversion of attic space is not considered to be works of maintenance, improvement or other alteration of the existing dwelling, but involves the extension of the residential floorspace of the existing dwelling, and would therefore not come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended).
- (iv) The extension would not come within the exemption set out under Class 1 : Part 1 : Schedule 2 of the Planning and Development Act 2000(as amended).

*Edel Donoghue SEP.*

13/1/2025

*Issue declaration as recommended  
15/01/25*

## MEMORANDUM

### WICKLOW COUNTY COUNCIL

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**TO: Edel Bermingham  
Senior Executive Planner**

**FROM: Nicola Fleming  
Staff Officer**

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**RE:- Application for Certificate of Exemption under Section 5 of the  
Planning and Development Acts 2000 (as amended).  
EX111/2024**

I enclose herewith application for Section 5 Declaration received completed on 19/12/2024.

The due date on this declaration is 24<sup>th</sup> January 2025.



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

**Dreyer Associates . Architecture / Urban Design**

Ballylusk, Ashford  
Co. Wicklow Ireland  
T 0 4 0 4 4 2 8 1 8

M 0 8 6 1 5 5 1 2 1 2

E kim@DreyerAssociates.com

Senior Administrative Officer  
Planning Sector  
Wicklow County Council  
County Buildings,  
Wicklow Town,  
A67 FW96

18 December 2024

Dear Sirs,

**Applicant: Barry Geoghegan & Orla Van Den Berg**  
**Location: Lackandarragh Upper, Enniskerry, Co. Wicklow**

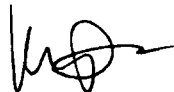
Please find enclosed application for Section 5 on behalf of our client.

Our client's house, was constructed in 2013 in accordance with Planning Permission 126405.  
At a later date the attic space above the bedrooms was converted into 2 additional bedrooms and 2 ensembles.  
Additionally, a garage and a shed were built at the front of the property, which were retained in retention planning permission 2460480.

We would like to confirm that the attic conversion is an exempted development, as there have not been any changes to the external envelope of the house.

Please do not hesitate to contact undersigned for clarification or additional information.

Thank you,  
Yours sincerely



Kim Dreyer  
Architect MRIA

RECEIVED 19 DEC 2024

Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

19/12/2024 11 52 29

Receipt No L1/0/338773  
\*\*\*\*\* REPRINT \*\*\*\*\*

DRE-YE R ARCHITECTURE  
LACKENDARRAGH UPPER  
ENNISKERY  
CO WICKLOW

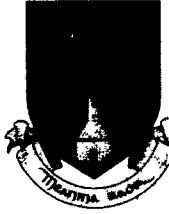
EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total 80 00 EUR

Tendered  
Credit Card 80 00  
LACKEN DARRAGH UPR

Change 0 00

Issued By Cindy Driver  
From Customer Service Hub  
Vat reg No 0015233H



**Wicklow County Council**  
**County Buildings**  
**Wicklow**  
**Co Wicklow**  
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**Fax 0404 69462**

**Office Use Only**

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

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

**RECEIVED**  
**19 DEC 2024**

**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: **Barry Geoghegan & Orla Van Den Bergh**

Address of applicant: **Lackendarragh Upper, Enniskerry, 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) **Kim Dreyer of Dreyer Architecture**

Address of Agent : **Ballylusk, Ashford, Co.Wicklow**

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

**3. Declaration Details**

i. Location of Development subject of Declaration:

**Lackendarragh Upper, Enniskerry, Co.Wicklow**



- ii. Are you the owner and/or occupier of these lands at the location under i. above ?  
**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, 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

**Are those developments an exempted development:**

**I. Conversion of an attic to 2 bedrooms and 2 ensuite;**

*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

**Under the Irish Planning and Development Acts, "development" typically requires either works that materially affect a building's external appearance or a material change of use. Purely internal alterations that do not affect the external appearance are generally not classed as "development" and thus not controlled by the planning system.**

- 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

**Drawing 1 - Planning Pack Map, Scale: 1-2500@A4**

**Drawing 2 - Site Location Map, Scale: 1-10560@A4**

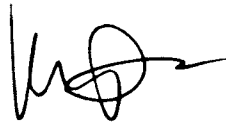
**Drawing 3 - Site Plan, Scale: 1-500@A3**

**Drawing 4 - Floor Plans, Scale: 1-200@A3**

**Drawing 5 - Elevations and Sections, Scale: 1-200@A3**

viii. Fee of € 80 Attached ? **Yes**

Signed : \_\_\_\_\_



Dated : **18.12.2024**

**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 -

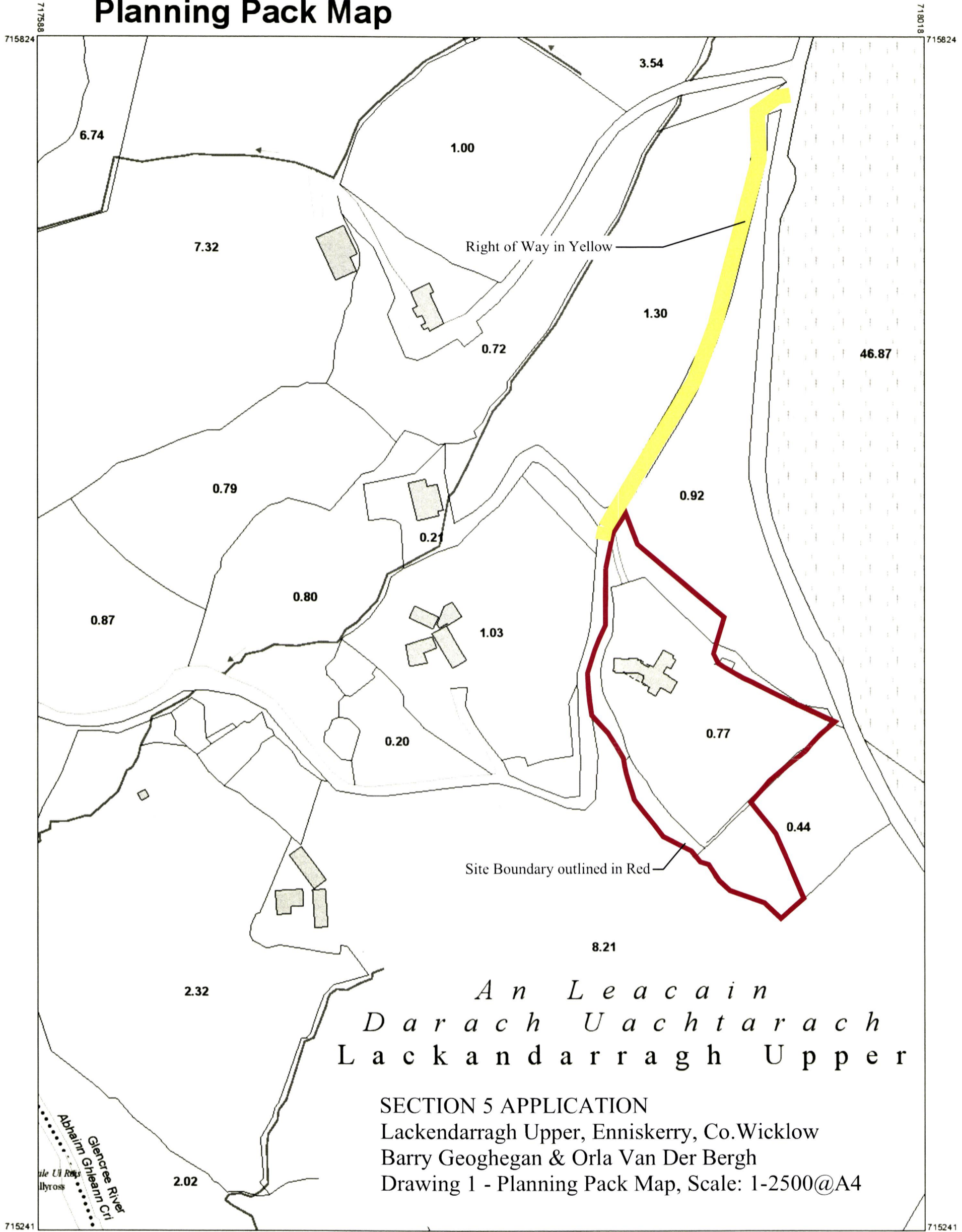
The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 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 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.

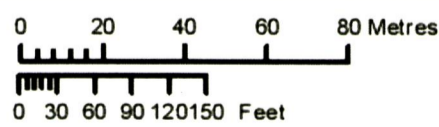
- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
-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

# Planning Pack Map



*A n L e a c a i n*  
*D a r a c h U a c h t a r a c h*  
 L a c k a n d a r r a g h U p p e r

SECTION 5 APPLICATION  
 Lackendarragh Upper, Enniskerry, Co. Wicklow  
 Barry Geoghegan & Orla Van Der Bergh  
 Drawing 1 - Planning Pack Map, Scale: 1-2500@A4



OUTPUT SCALE: 1:2,500



CENTRE COORDINATES:  
 ITM 717803,715533

PUBLISHED: 24/07/2024  
 ORDER NO.: 50412687\_1  
 MAP SERIES: 1:5,000  
 MAP SHEETS: 3615

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**LEGEND:** To view the legend visit [www.tailte.ie](http://www.tailte.ie) and search for 'Large Scale Legend'

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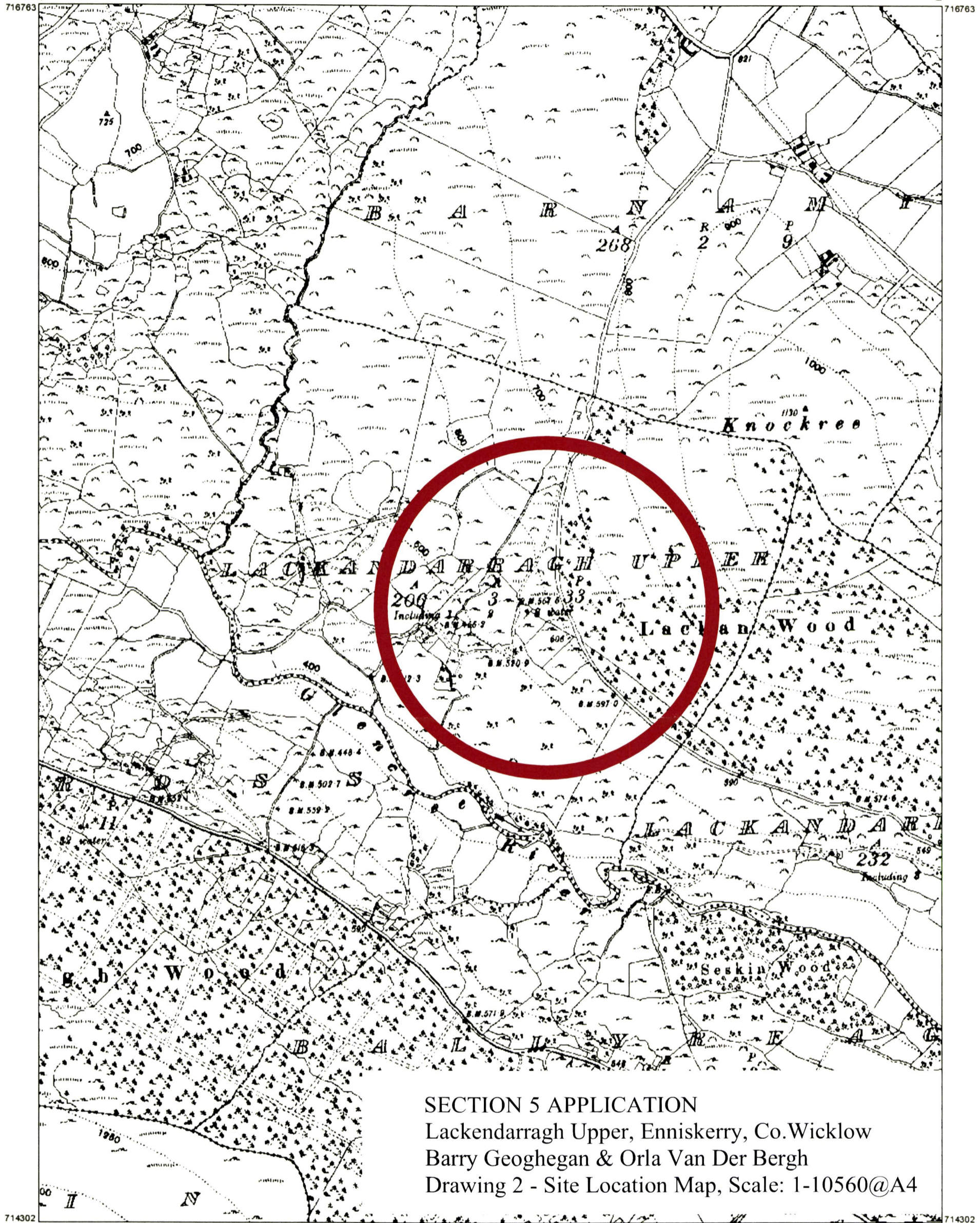
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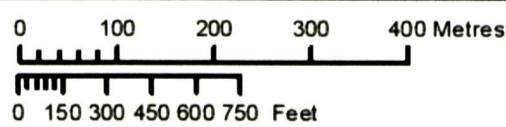


**Tailte Éireann**

# Site Location Map



SECTION 5 APPLICATION  
 Lackendarragh Upper, Enniskerry, Co. Wicklow  
 Barry Geoghegan & Orla Van Der Bergh  
 Drawing 2 - Site Location Map, Scale: 1-10560@A4



OUTPUT SCALE: 1:10,560



CENTRE COORDINATES:  
 ITM 717803.715533

PUBLISHED: 24/07/2024  
 ORDER NO.: 50412687\_1  
 MAP SERIES: 6 Inch Raster  
 MAP SHEETS: DN027+027A+028 WW007

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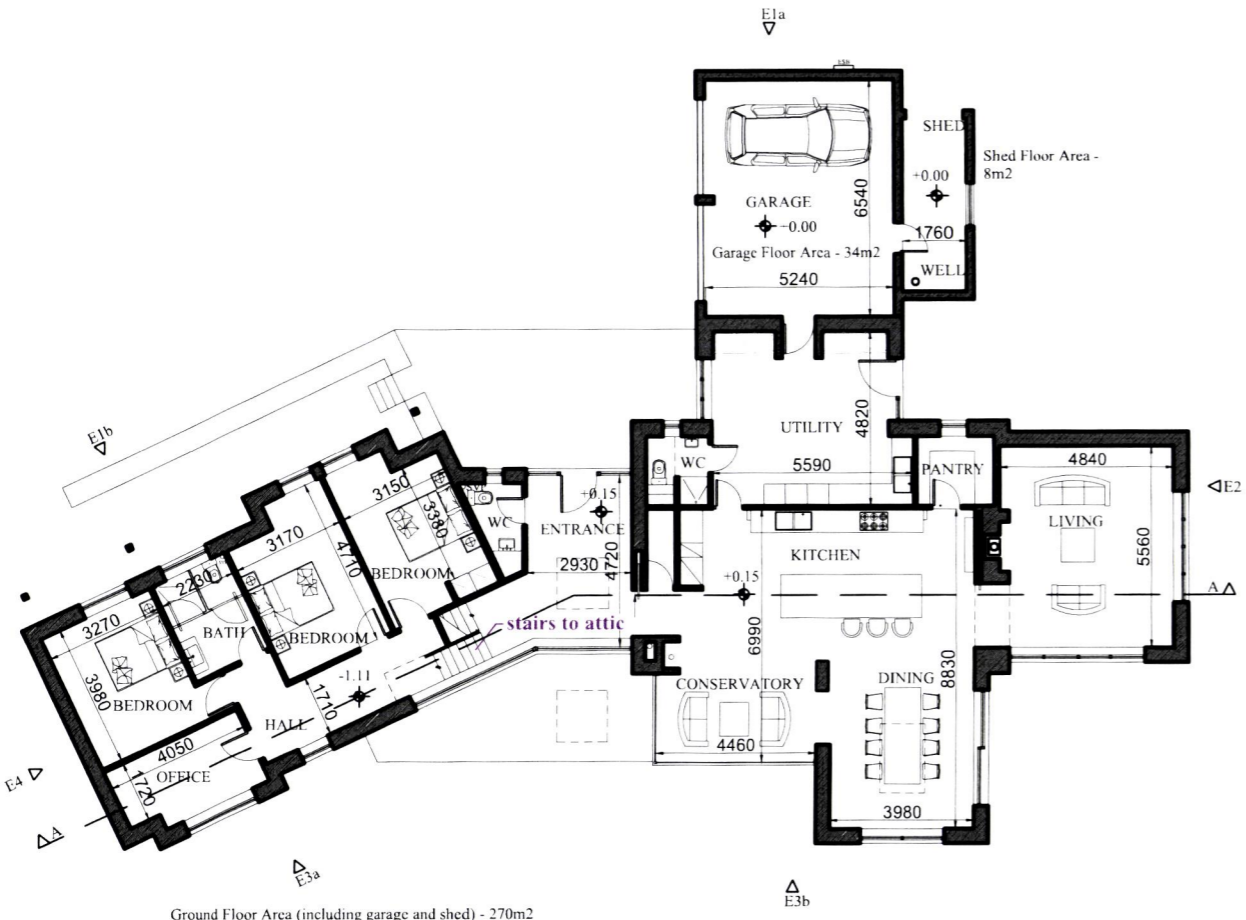
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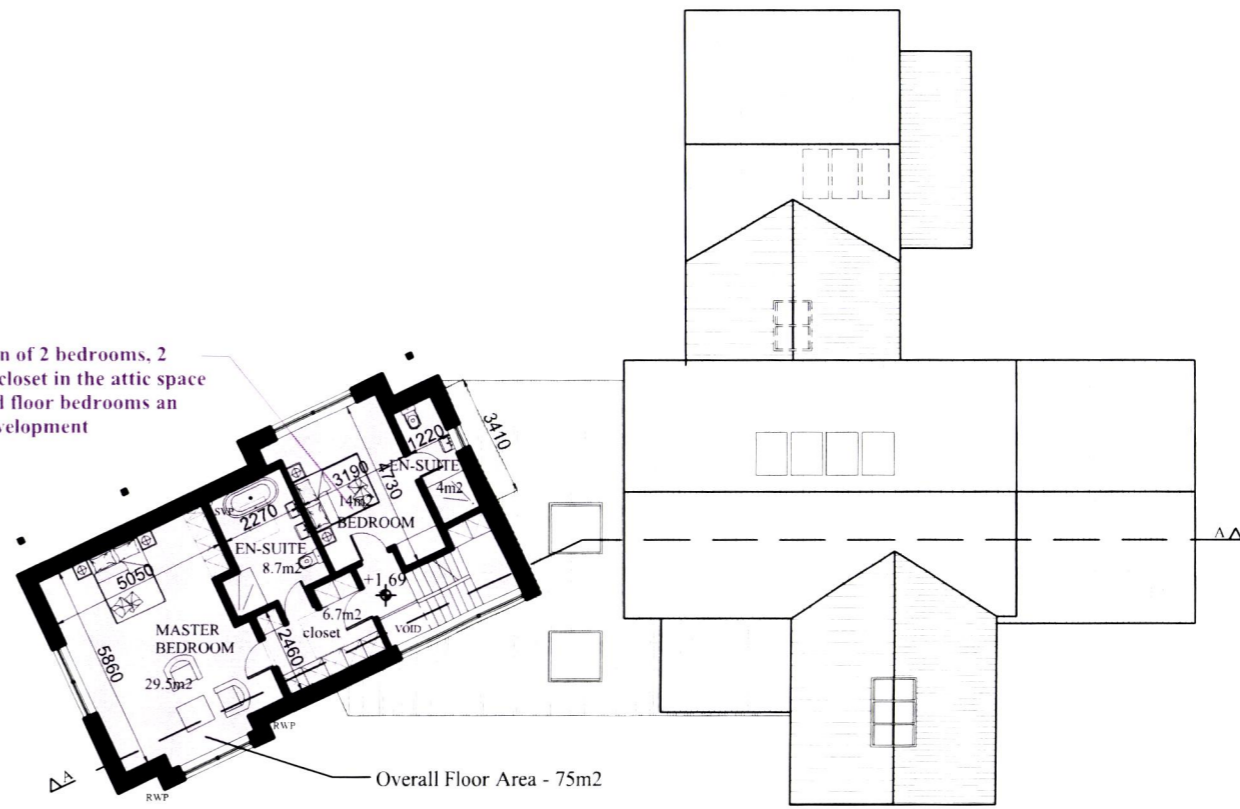
House was constructed in 2013 in accordance with planning permission 126405.  
 At a later date the attic space above bedrooms was converted into 2 additional bedrooms and 2 ensuite.  
 Additionally, a garage and a shed were built at the front of the property, which were retained in retention planning permission 2460480.



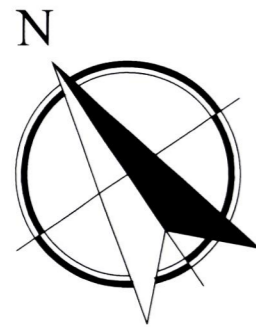
Ground Floor Area (including garage and shed) - 270m<sup>2</sup>

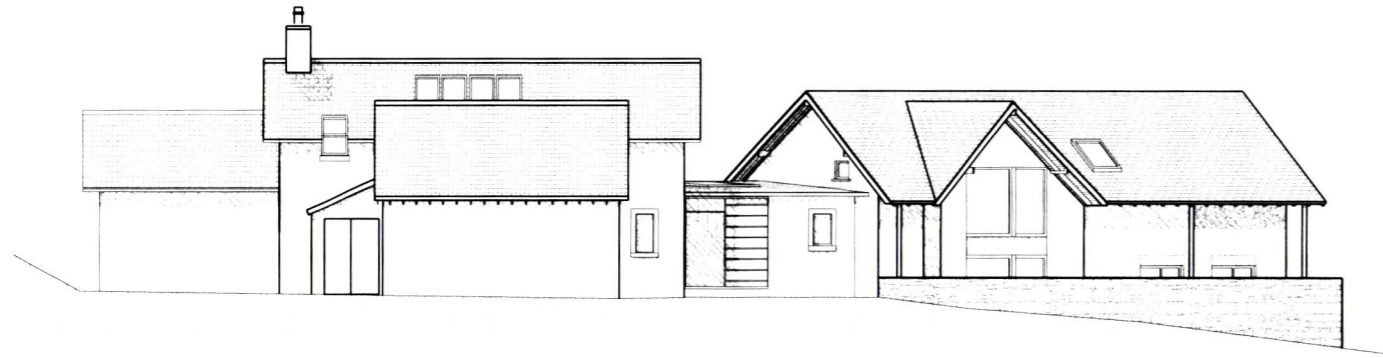
Existing Ground Floor Plan  
 Scale 1:200

Is the creation of 2 bedrooms, 2 ensuite and closet in the attic space above ground floor bedrooms an exempted development (in purple)



Existing First Floor Plan  
 Scale 1:200

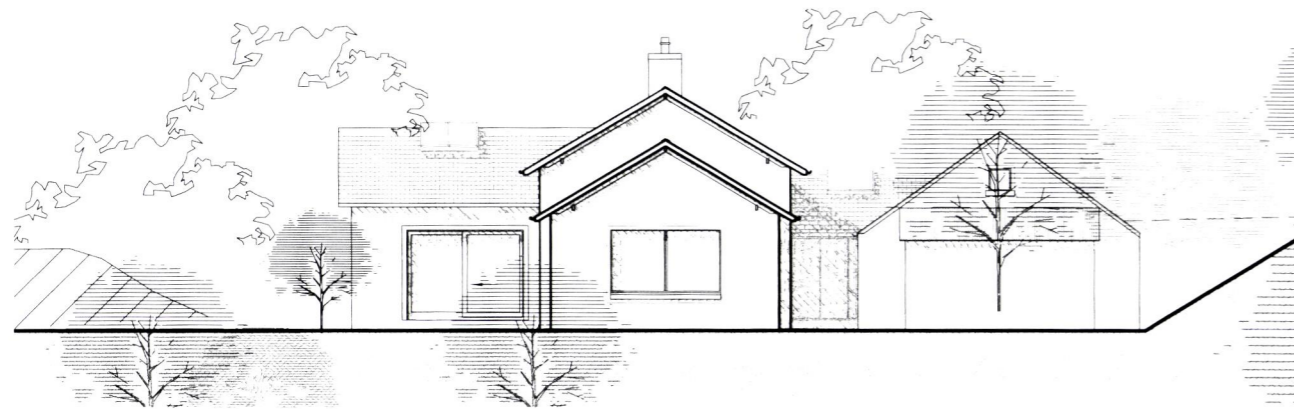




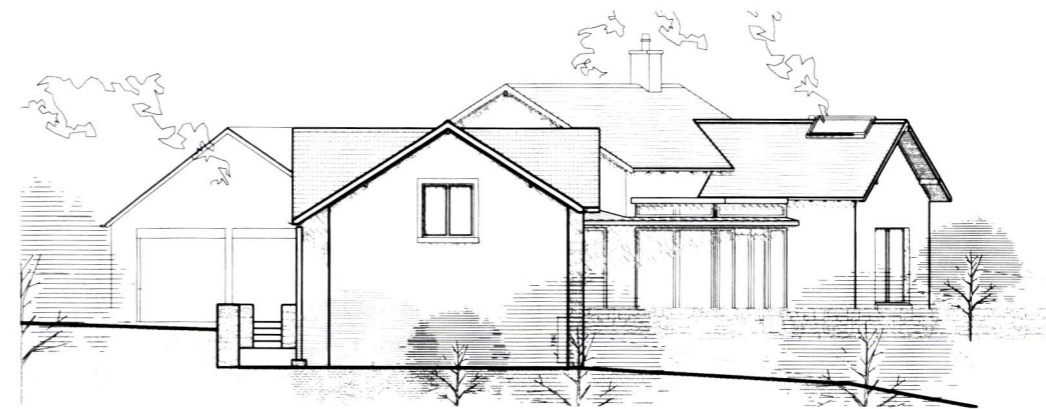
Existing Elevation E1a Scale 1:200



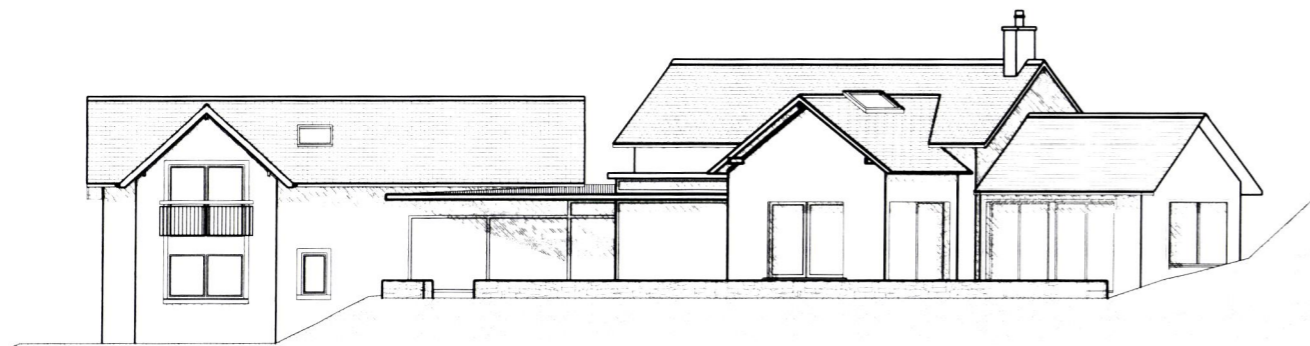
Existing Elevation E1b Scale 1:200



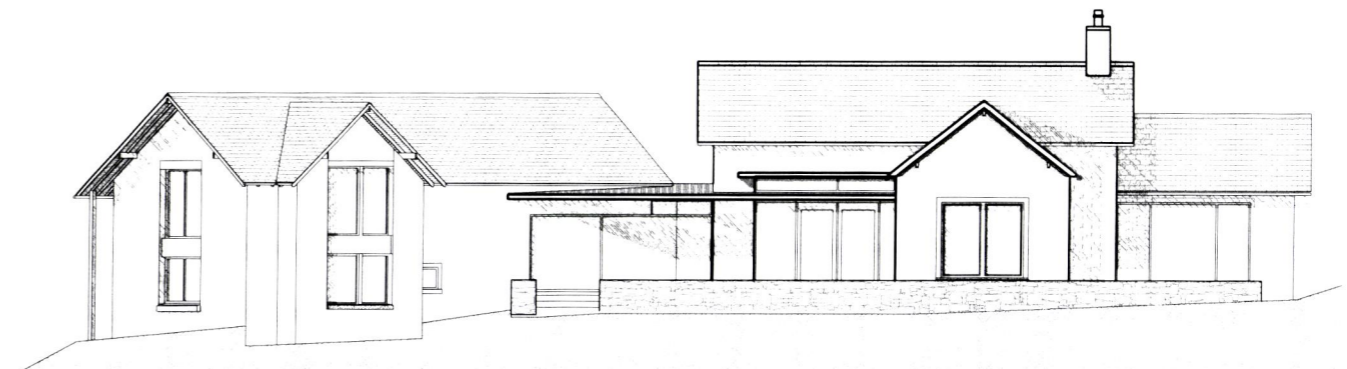
Existing Elevation E2 Scale 1:200



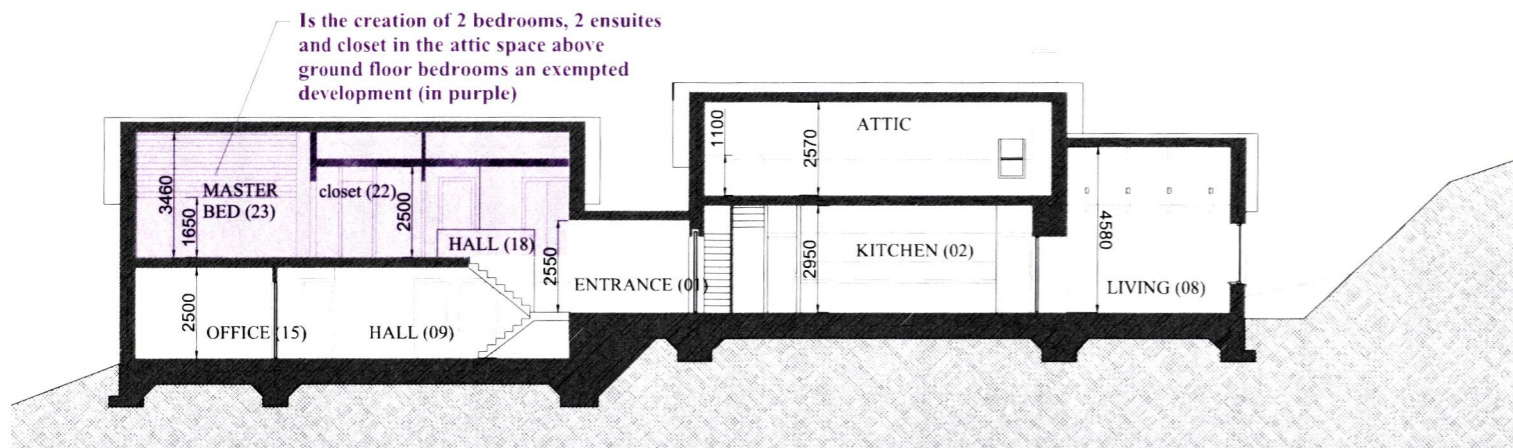
Existing Elevation E4 Scale 1:200



Existing Elevation E3a Scale 1:200



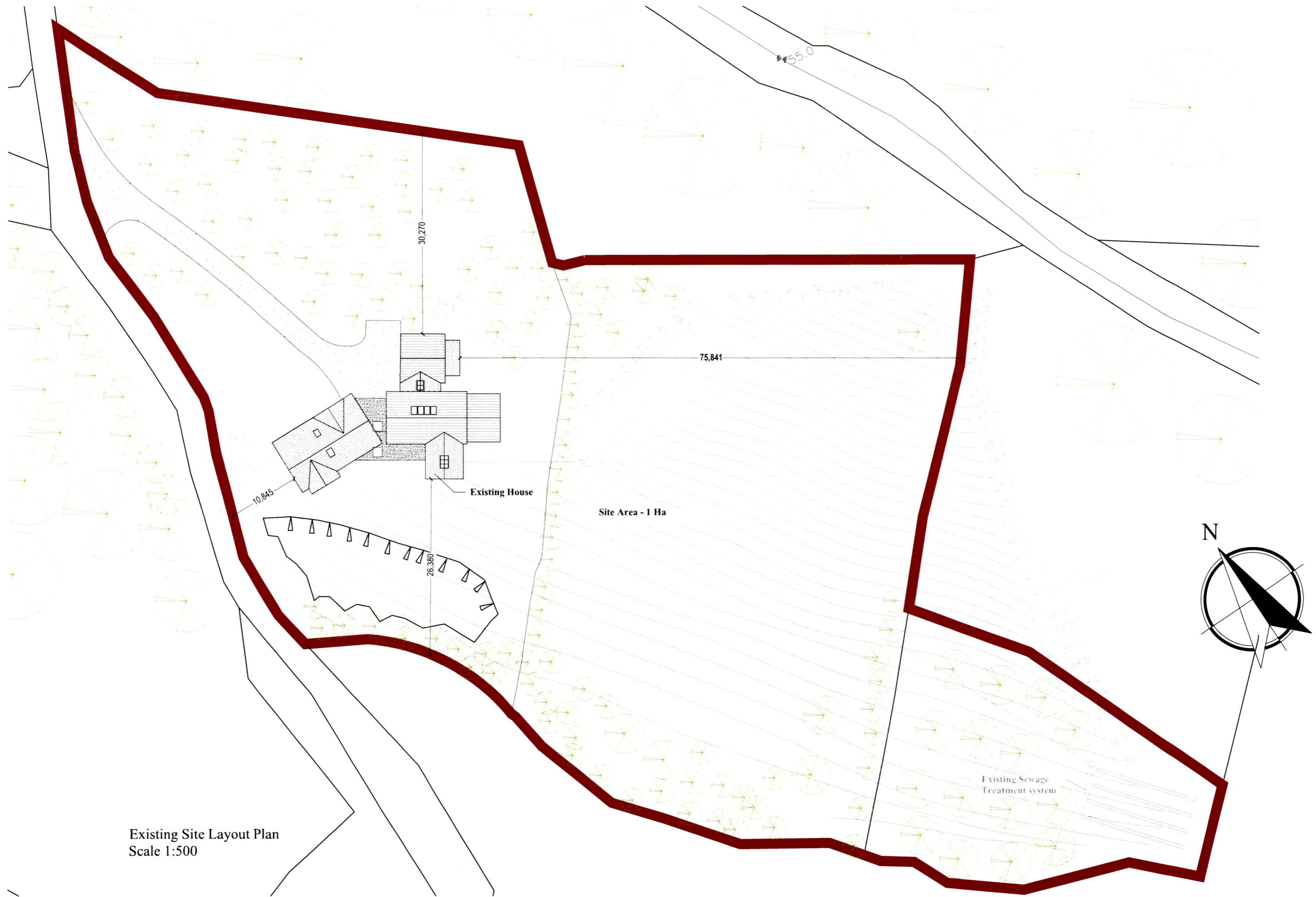
Existing Elevation E3b Scale 1:200



Existing Section A-A Scale 1:200

House was constructed in 2013 in accordance with planning permission 126405. At a later date the attic space above bedrooms was converted into 2 additional bedrooms and 2 ensuite. Additionally, a garage and a shed were built at the front of the property, which were retained in retention planning permission 2460480.

SECTION 5 APPLICATION  
 Lackendarragh Upper, Enniskerry, Co. Wicklow  
 Barry Geoghegan & Orla Van Der Bergh  
 Drawing 5 - Elevations and Sections, Scale: 1-200@A3



Existing Site Layout Plan  
Scale 1:500

SECTION 5 APPLICATION  
Lackendarragh Upper, Enniskerry, Co. Wicklow  
Barry Geoghegan & Orla Van Der Bergh  
Drawing 3 - Site Plan, Scale: 1-500@A3