



Comhairle Contae Thiobraid Árann
Tipperary County Council



PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration

Development / Exempted Development

SCANNED

1. Applicant's address/contact details:

Applicant	Mary McGrath
Address	77 Sean Treacy Park Carrick-On-Suir Co. Tipperary E32 EW71
Telephone No.	
E-mail	

2. Agent's (if any) address:

Agent	Brandon O'Sullivan
Address	Minnie Lodge Ballyrichard Road Carrick-On-Suir Co. Tipperary
Telephone No.	
E-mail	
Please advise where all correspondence in relation to this application is to be sent;	
Applicant [] Agent [X]	

3. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	77 Sean Treacy Park Carrick-On-Suir Co. Tipperary E32 EW71
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4. Development Details:

Please provide details of the proposed development for which an exemption under Section 5 of the Planning and Development Act is applied for.

(Note: only works and uses listed and described under this section will be assessed under this Section 5 Application. Use additional sheets if required.)

Construction of a single-storey ancillary domestic storage extension to the rear of the existing dwelling together with all associated site works.
Proposed floor area of proposed works/uses: 11.35 sqm

5. Legal Interest of Applicant in the Land or Structure:

<i>Please tick appropriate box to show applicant's legal interest in the land or structure</i>	A. Owner X	B. Occupier
	C. Other	
<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>		
<i>If you are not the legal owner, please state the name and address of the owner</i>	Name: Address:	

Signature of Applicant(s) 

Date: 08.07.2026

Note: If the proposed development consists of works to a (Proposed) Protected Structure and/or any structure within the curtilage of a (Proposed) Protected Structure, an application for a Section 57 Declaration may be more appropriate.

GUIDANCE NOTES

- (1) All queries on the form must be completed and the form must be accompanied by the relevant fee. The amount of the fee is currently **€80.00**.
- (2) This application should be accompanied by **TWO COPIES** of the following documentation
 - OSI Site Location Map with the site outlined clearly – 1:1000 in urban areas and 1:2500 in rural areas
 - Floor Plans & Elevations at a scale of not less than 1:200
 - Site layout plan indicating position of proposed development relative to premises and adjoining properties
 - Other details e.g. brochures, photographs if appropriate.

(All dimensions must be given in metric scale and drawings should be accompanied by a brief description outlining the use of the proposed development)
- (3) Where a proper and complete application is received, a decision must be conveyed to the applicant within four (4) weeks except where additional necessary information is required.

This application form and relevant fee should be submitted to:

**Planning Section,
Tipperary County Council,
Civic Offices,
Limerick Road,
Nenagh,
Co. Tipperary**

OR

**Planning Section,
Tipperary County Council,
Civic Offices,
Emmet Street,
Clonmel,
Co. Tipperary**

Enquires:

Telephone 0818 06 5000

E-Mail planning@tipperarycoco.ie

DATE STAMP

Fee Recd. € 80.00

Receipt No NENAM/0/138784

Date 9/7/2026

Received by Deirdre O'Brien

Planning Pack Map



Tailte
Éireann

CENTRE
COORDINATES:
ITM 639389 622063

PUBLISHED:
29/04/2026
ORDER NO.:
50532942_1

MAP SERIES:
1:1,000
MAP SHEETS:
5434-20

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Dublin 6,
Ireland
D08 F66

TIPPERARY CO. COUNCIL
RECEIVED
DUBLIN 6
JUL 2026
www.tailte.ie

PLANNING SECTION
FILE NO. 53726/146

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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

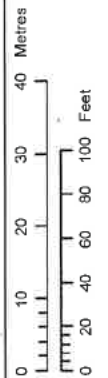
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LEGEND:
To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie, search 'Capture Resolution'

OUTPUT SCALE: 1:1,000



Section 5 Declaration – Supporting Statement

Re: Proposed Single-Storey Ancillary Domestic Storage Extension at 77 Sean Treacy Park, Carrick-On-Suir, Co. Tipperary

Please find enclosed an application under Section 5 of the Planning and Development Act 2000 (as amended) requesting a declaration as to whether the proposed development at the above address constitutes exempted development.

The proposed development consists of the construction of a single-storey ancillary domestic storage extension to the rear of the existing dwelling together with all associated site works.

The proposal has been designed having regard to the exempted development provisions contained within Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended). In particular:

- The proposed extension has a gross internal floor area of **11.35 m²**.
- The cumulative gross internal floor area of all extensions to the original dwelling, including the proposed extension, is **32.95 m²**.
- **31.87 m²** of private open space will remain to the rear of the existing dwelling following completion of the proposed development.
- The proposed structure is located entirely within the curtilage of the existing dwelling.
- The proposed development is single-storey in nature and remains subordinate and ancillary to the existing dwelling.
- All proposed windows and doors facing a boundary are positioned a minimum of 1 meter from the boundary they face.
- Surface water from the proposed roof will discharge to the existing drainage system.

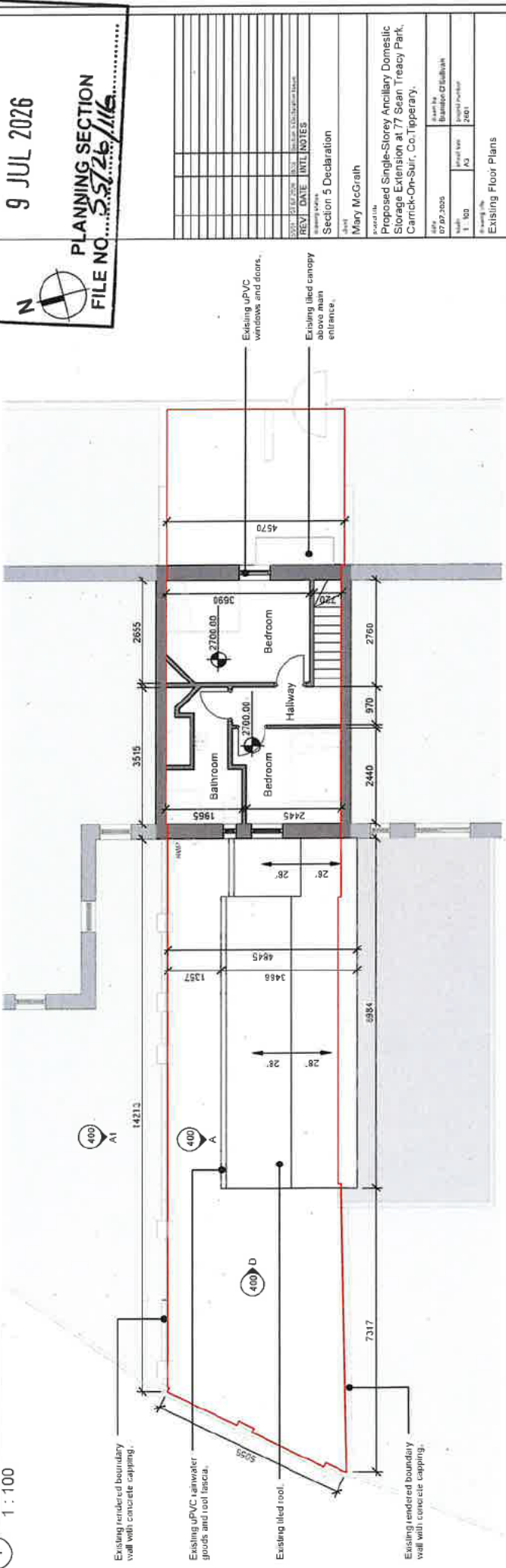
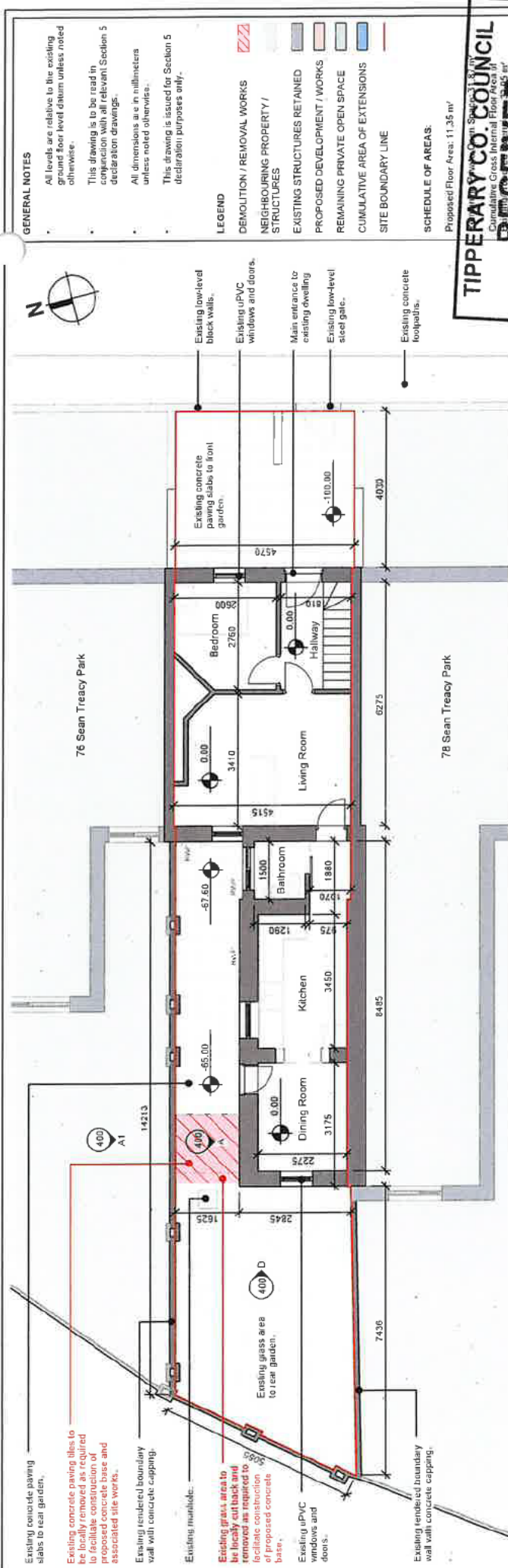
The enclosed documentation comprises the site location map, site plans, floor plans, elevations and section necessary to describe the nature and extent of the proposed development.

The applicant respectfully requests that Tipperary County Council issue a declaration under Section 5 of the Planning and Development Act 2000 (as amended) as to whether the proposed development constitutes exempted development.

Yours faithfully,

Brandon O'Sullivan
Agent for Mary McGrath





GENERAL NOTES

- All levels are relative to the existing ground floor level datum unless noted otherwise.
- This drawing is to be read in conjunction with relevant Section 5 declaration drawings.
- All dimensions are in millimeters unless noted otherwise.
- This drawing is issued for Section 5 declaration purposes only.

LEGEND

DEMOLITION / REMOVAL WORKS

NEIGHBOURING PROPERTY / STRUCTURES

EXISTING STRUCTURES RETAINED

PROPOSED DEVELOPMENT / WORKS

REMAINING PRIVATE OPEN SPACE

CUMULATIVE AREA OF EXTENSIONS

SITE BOUNDARY LINE

SCHEDULE OF AREAS:
Proposed Floor Area: 11.35 m²

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9 JUL 2026
PLANNING SECTION
FILE NO. 55726/116

REV	DATE	INTL NOTES
0001	23.02.2024	Section 5 Declaration
0002	23.02.2024	Section 5 Declaration
0003	23.02.2024	Section 5 Declaration
0004	23.02.2024	Section 5 Declaration
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0100	23.02.2024	Section 5 Declaration

Section 5 Declaration

Mary McGrath
Proposed Single-Storey Ancillary Domestic Storage Extension at 77 Sean Treacy Park, Carrick-On-Suir, Co. Tipperary.

2801-SS-200
S501

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SEAN TREACY PARK

Existing tarmacadam road surface.

Proposed Single-Storey Ancillary Domestic Storage Extension.
Roof composed of clear barrel vault polycarbonate on timber support frame.

Proposed UPVC box gutter and associated rainwater gonds. Colour to match existing. To connect to existing drainage.

Existing grass area to rear garden.

Existing tiled roof retained.

Existing UPVC rainwater gonds and roof fascia.

Existing tiled roof.

Existing UPVC rainwater gonds and roof fascia.

Existing tiled canopy above main entrance.

Existing low-level steel gate.

Existing concrete paving slabs to front garden.

Existing tarmacadam road surface.

Existing concrete footpaths.

GENERAL NOTES

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All dimensions are in millimeters unless noted otherwise.

This drawing is issued for Section 5 declaration purposes only.

LEGEND

- DEMOLITION / REMOVAL WORKS
- NEIGHBOURING PROPERTY / STRUCTURES
- EXISTING STRUCTURES RETAINED
- PROPOSED DEVELOPMENT / WORKS
- REMAINING PRIVATE OPEN SPACE
- CUMULATIVE AREA OF EXTENSIONS
- SITE BOUNDARY LINE

SCHEDULE OF AREAS:

Proposed Floor Area: 11.35 m²
Remaining Private Open Space: 31.87 m²
Cumulative Gross Internal Floor Area of Existing/Proposed Extensions: 32.95 m²

See attached site detail of existing and proposed development.

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2001-SS-200
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9 JUL 2026

SS/26/116
PLANNING SECTION
FILE NO.

REV	DATE	BY	CHKD	NOTES
1	07/07/2025	M.M.	M.M.	Initial Design

Section 5 Declaration

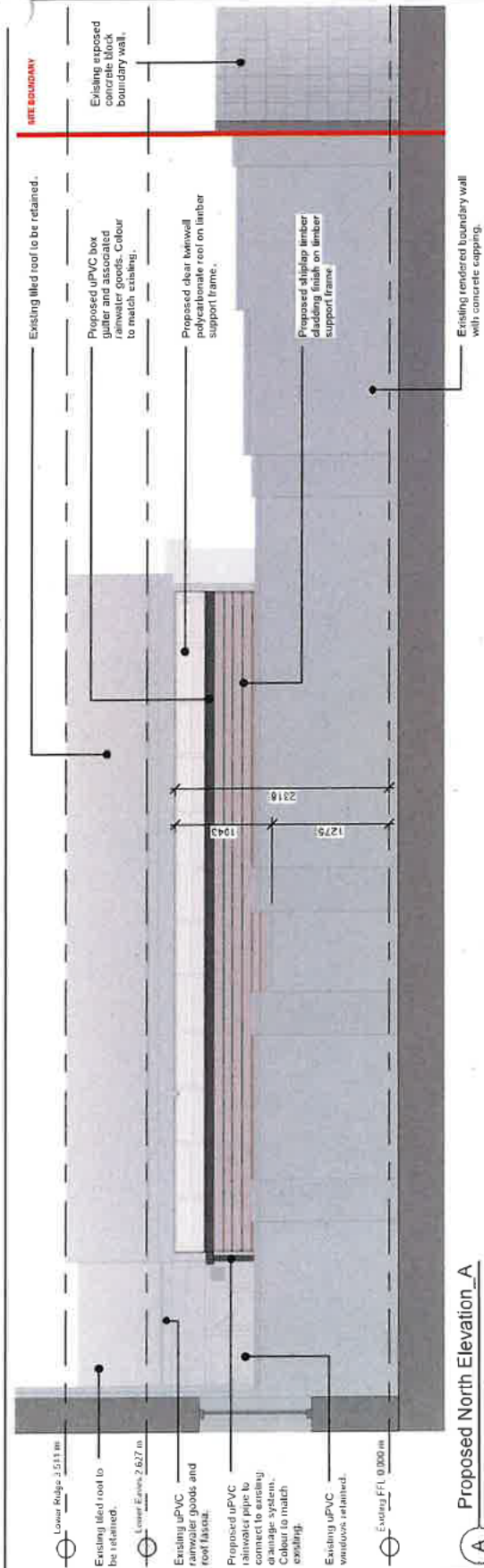
Mary McGrath

Proposed Single-Storey Ancillary Domestic Storage Extension at 77 Sean Treacy Park, Carrick-On-Suir, Co. Tipperary.

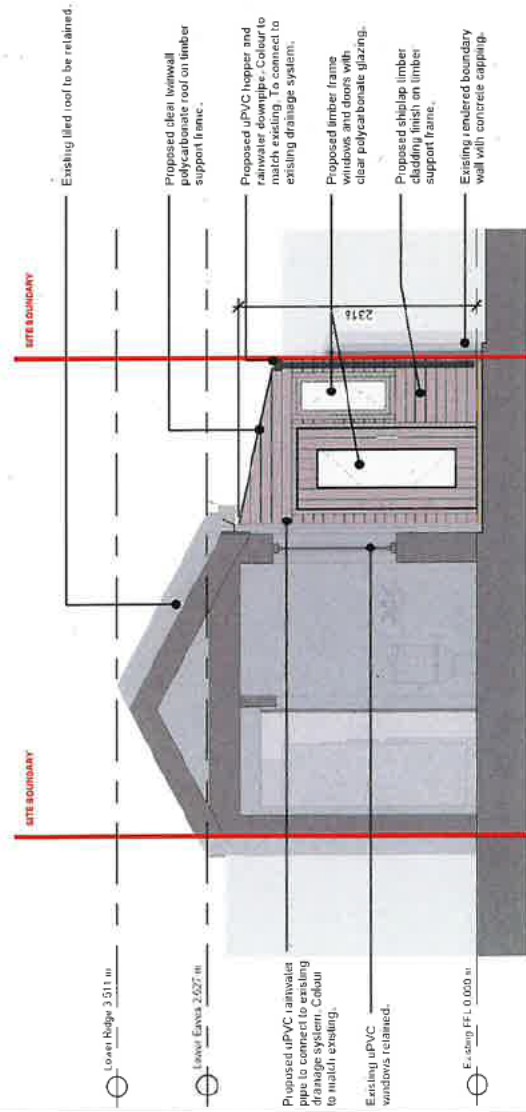
Drawn By	Barton O'Sullivan
Check By	A3
Project Number	2601

Proposed Site Plan

SS/26/116	2601-SS-102	SS01
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A Proposed North Elevation_A
1 : 50



B Proposed East Elevation_B
1 : 50

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LEGEND

- DEMOLITION / REMOVAL WORKS
- NEIGHBOURING PROPERTY / STRUCTURES
- EXISTING STRUCTURES RETAINED
- PROPOSED DEVELOPMENT / WORKS
- REMAINING PRIVATE OPEN SPACE
- CUMULATIVE AREA OF EXTENSIONS
- SITE BOUNDARY LINE

SCHEDULE OF AREAS:

- Proposed Floor Area: 11.35 m²
- Remaining Private Open Space: 31.87 m²
- Cumulative Gross Internal Floor Area of Existing/Proposed Extensions: 32.85 m²

REV	DATE	BY	DATE	NOTES
1	07/07/2026	AS	07/07/2026	Initial Issue
2	07/07/2026	AS	07/07/2026	Revised for Section 5 Declaration

Section 5 Declaration

Prepared by:
Mary McGrath
Proposed Single-Storey Ancillary Domestic Storage Extension at 77 Sean Treacy Park, Carrick-On-Suir, Co. Tipperary.

Drawn by:	Brandon O'Sullivan
Scale:	As indicated
Sheet No.:	A3
Project No.:	2601
Proposed North & East Elevations	
Drawing Number:	2601-SS-401
Rev:	S501

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FILE NO. *SS/26/116*



PROPOSED 3D VIEW

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FILE NO. 3.5726/1466

GENERAL NOTES

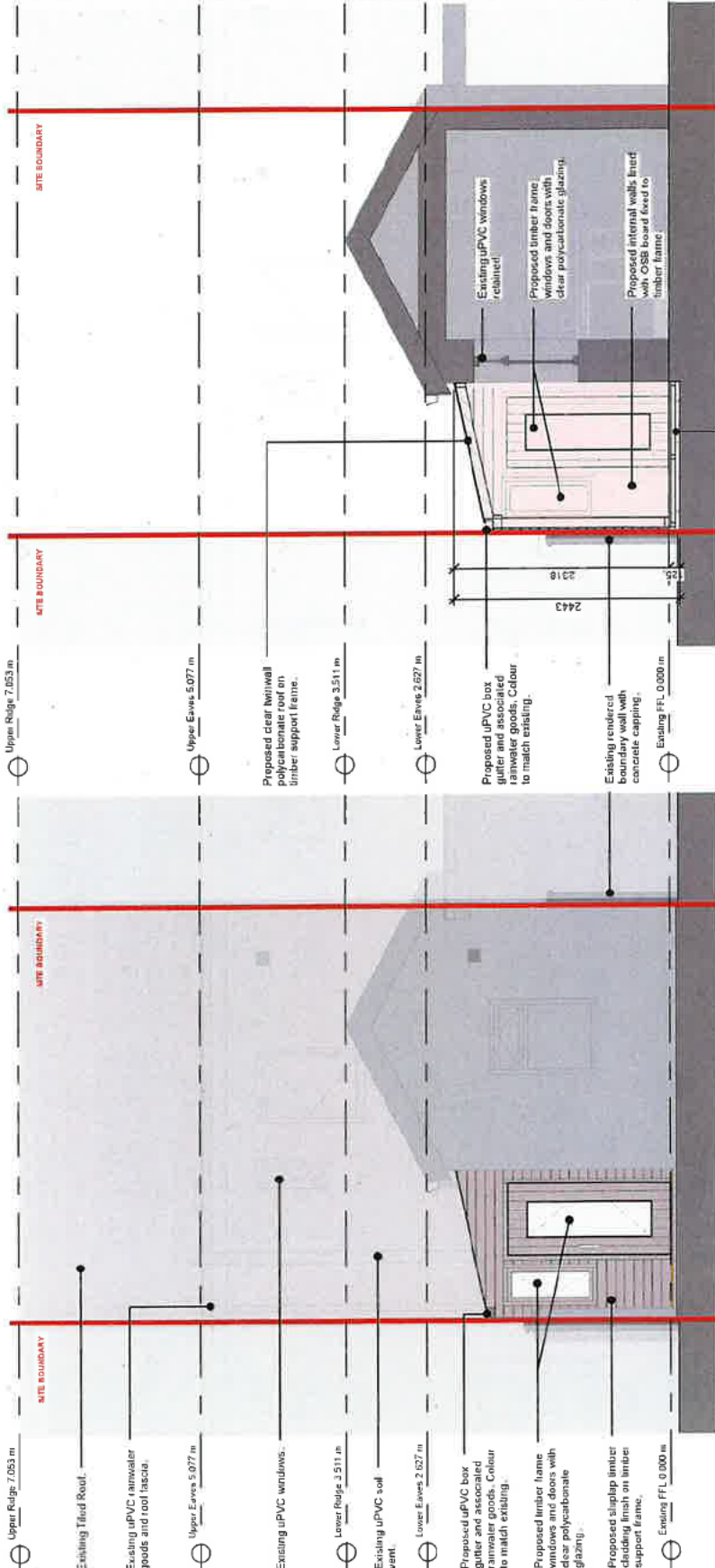
- All levels are relative to the existing ground floor level datum unless noted otherwise.
- This drawing is to be read in conjunction with all relevant Section 5 declaration drawings.
- All dimensions are in millimeters unless noted otherwise.
- This drawing is issued for Section 5 declaration purposes only.

LEGEND

- DEMOLITION / REMOVAL WORKS
- NEIGHBOURING PROPERTY / STRUCTURES
- EXISTING STRUCTURES RETAINED
- PROPOSED DEVELOPMENT / WORKS
- REMAINING PRIVATE OPEN SPACE
- CUMULATIVE AREA OF EXTENSIONS
- SITE BOUNDARY LINE

SCHEDULE OF AREAS:

Proposed Floor Area: 11.35 m²
Remaining Private Open Space: 31.87 m²
Cumulative Gross Internal Floor Area of Existing/Proposed Extensions: 32.95 m²



Proposed West Elevation_D

1 : 50

Proposed Section_A-A

1 : 50

REV	DATE	INTL NOTES
1	15.02.2024	Issue for Section 5 Declaration

Section 5 Declaration

Mary McGrath

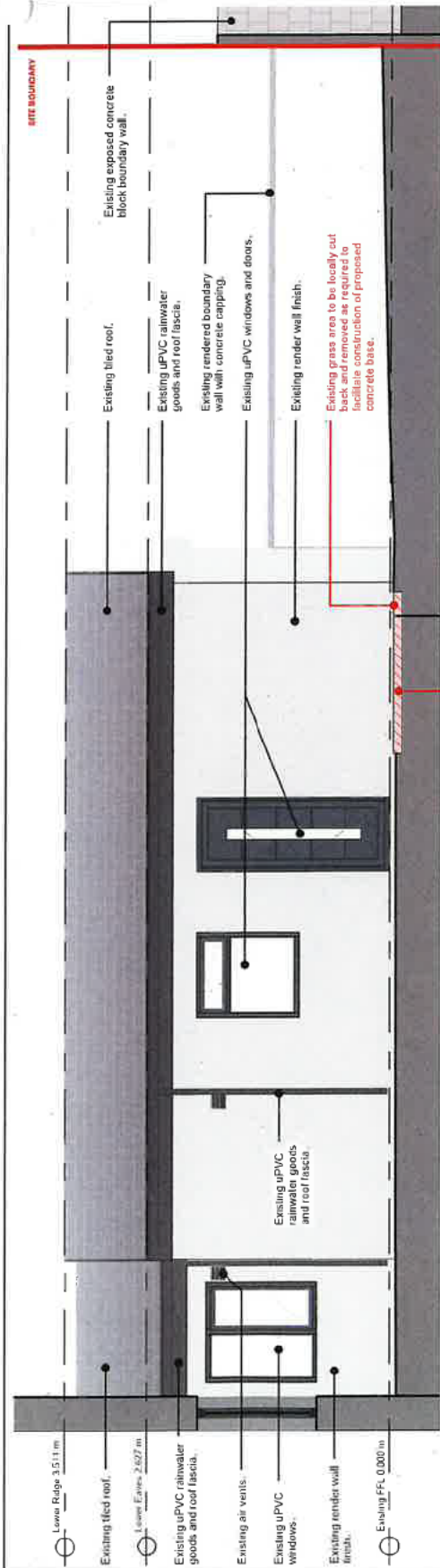
Proposed Single-Storey Ancillary Domestic Storage Extension at 77 Sean Treacy Park, Carrick-On-Suir, Co. Tipperary.

Drawn By	Baron O'Sullivan
Scale	As Indicated
Sheet No.	AS
Sheet Count	2/501

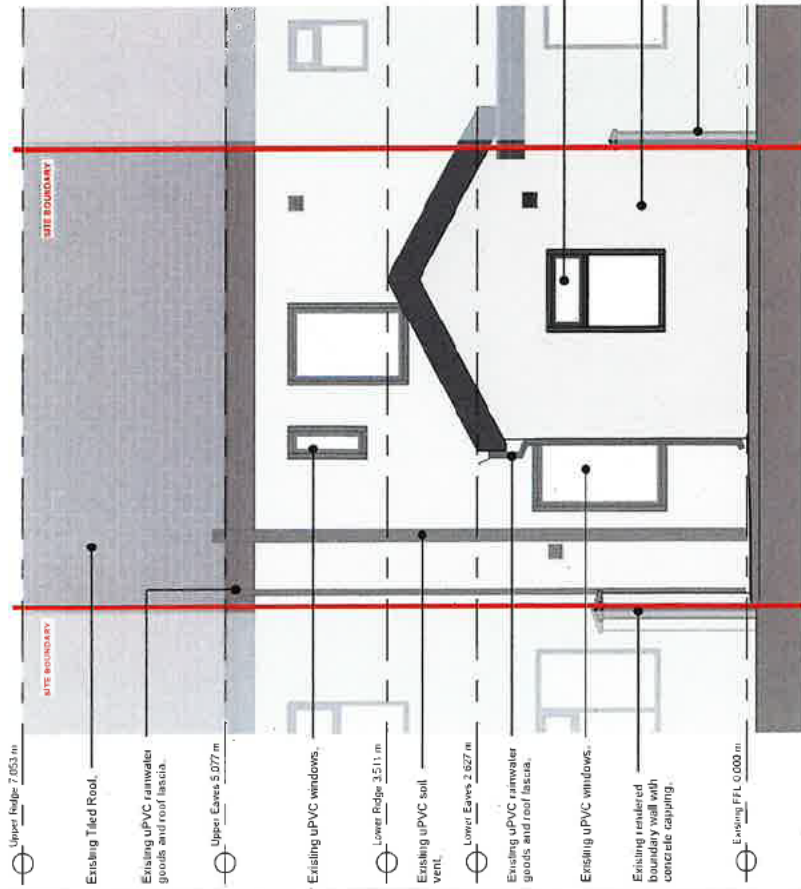
Proposed West Elevation / Proposed Section

2601-S5-402

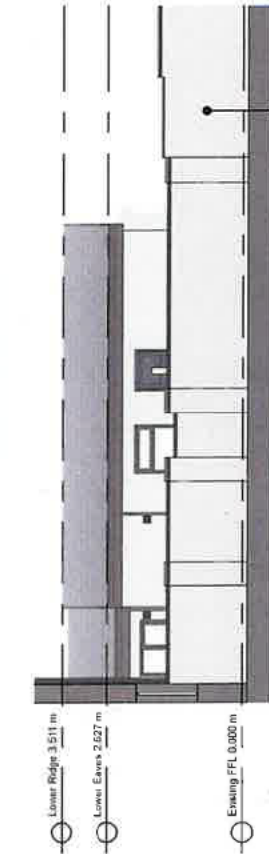
S501



A Existing North Elevation_A
1 : 50



D Existing West Elevation_D
1 : 50



A1 Existing North Elevation_A1
1 : 100

Existing rendered boundary wall with concrete capping.

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FILE NO. *25726/116*

GENERAL NOTES

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LEGEND

- DEMOLITION / REMOVAL WORKS
- NEIGHBOURING PROPERTY / STRUCTURES
- EXISTING STRUCTURES RETAINED
- PROPOSED DEVELOPMENT / WORKS
- REMAINING PRIVATE OPEN SPACE
- CUMULATIVE AREA OF EXTENSIONS
- SITE BOUNDARY LINE

SCHEDULE OF AREAS:

Proposed Floor Area: 11.35 m²
Remaining Private Open Space: 31.87 m²
Cumulative Gross Internal Floor Area of Existing/Proposed Extensions: 32.95 m²

REV	DATE	INTL	NOTES
1	07/07/2025		Issue for Section 5 Declaration
2	07/07/2025		Issue for Section 5 Declaration
3	07/07/2025		Issue for Section 5 Declaration
4	07/07/2025		Issue for Section 5 Declaration
5	07/07/2025		Issue for Section 5 Declaration
6	07/07/2025		Issue for Section 5 Declaration
7	07/07/2025		Issue for Section 5 Declaration
8	07/07/2025		Issue for Section 5 Declaration
9	07/07/2025		Issue for Section 5 Declaration
10	07/07/2025		Issue for Section 5 Declaration
11	07/07/2025		Issue for Section 5 Declaration
12	07/07/2025		Issue for Section 5 Declaration
13	07/07/2025		Issue for Section 5 Declaration
14	07/07/2025		Issue for Section 5 Declaration
15	07/07/2025		Issue for Section 5 Declaration
16	07/07/2025		Issue for Section 5 Declaration
17	07/07/2025		Issue for Section 5 Declaration
18	07/07/2025		Issue for Section 5 Declaration
19	07/07/2025		Issue for Section 5 Declaration
20	07/07/2025		Issue for Section 5 Declaration

Section 5 Declaration

Mary McGrath

Proposed Single-Storey Ancillary Domestic Storage Extension at 77 Sean Treacy Park, Carrick-On-Suir, Co. Tipperary.

Date: 07/07/2025
Drawn by: Brandon O'Sullivan
As issued: A3
Drawing title: Existing North & West Elevations

2801-SS-400

SS01



Cash Office
Tipperary County Council
Civic Offices
Nenagh
Co Tipperary

09/07/2026 11:07:24

Receipt No. : NENAM1/0/138784

MARY McGRATH
77 SEAN TREACY PARK
CARRICK ON SUIR
CO. TIPPERARY E32 EW71

SECTION5 EXEMPTION DECLARATION 80
GOODS 80.00
VAT Exempt/Non-vatable

Total : 80.00 EUR

Tendered :
Credit Card 80.00

Change : 0.00

Issued By : DEIRDRE O BRIEN
From : TIPP CC NENAGH CASH DESK
Vat reg No.3259712MH

Fw: [External] Section 5 Declaration Submission – 77 Sean Treacy Park, Carrick-On-Suir

From Planning <planning@tipperarycoco.ie>

Date Wed 8 Jul 2026 5:29 PM

To Ryan, Siobhan Anne <[REDACTED]>

 10 attachments (9 MB)

2601-S5-100_Site Location Map.pdf; 2601-S5-001_Section 5 Declaration Supporting Statement.pdf; 2601-S5-002_Section 5 Application Form.pdf; 2601-S5-200_Existing Floor Plans.pdf; 2601-S5-102_Proposed Site Plan.pdf; 2601-S5-201_Proposed Floor Plans.pdf; 2601-S5-101_Existing Site Plan.pdf; 2601-S5-401_Proposed North & East Elevations.pdf; 2601-S5-402_Proposed West Elevation & Proposed Section.pdf; 2601-S5-400_Existing North & West Elevations.pdf;

Kind Regards,
Siobhan

Siobhan Ryan,

Staff Officer, Planning

Civic Offices, Limerick Road, Nenagh, Co. Tipperary.

Telephone: 0818 06 5000

E-mail: planning@tipperarycoco.ie

Website: www.tipperarycoco.ie



Comhairle Contae Thiebraid Árann
Tipperary County Council



From: Brandon O'Sullivan <[REDACTED]>

Sent: Wednesday 8 July 2026 4:47 pm

To: Planning <planning@tipperarycoco.ie>

Cc: [REDACTED]

Subject: [External] Section 5 Declaration Submission – 77 Sean Treacy Park, Carrick-On-Suir

CAUTION FROM TIPPERARY COUNTY COUNCIL IT SECTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
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Dear Sir / Madam,

Please find attached our revised Section 5 Declaration submission in relation to a proposed single-storey ancillary domestic storage extension at **77 Sean Treacy Park, Carrick-On-Suir, Co. Tipperary.**

This submission follows the previous Section 5 determination, in which the proposed development was not considered to be exempted development. The proposal and supporting documentation have been revised having regard to the comments contained within that determination.

The submission includes:

- Completed Section 5 Application Form
- Supporting Statement
- Site Location Map
- Existing and Proposed Drawings
- Section 5 Fee Receipt

I will contact the Planning Section to arrange payment of the prescribed application fee.

Signed hard copies of the full submission package have also been posted to the Planning Department and should be received within the next few days.

Should any further information or clarification be required, please do not hesitate to contact me.

Kind regards,

Brandon O'Sullivan

Architectural & BIM Technologist

Agent acting on behalf of Mary McGrath

Tel: [REDACTED]

Email: [REDACTED]



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
Cluain Meala,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Clonmel,
Co. Tipperary
E91 N512

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
An tAonach,
Co. Thiobraid Árann
Tipperary County Council,
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Co. Tipperary
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t 0818 06 5000/6000
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 9th July 2026

Our Ref: S5/26/116

Civic Offices, Nenagh

Mary McGrath
C/O Brandon O'Sullivan
Minnie Lodge
Ballyrichard Road
Carrick on Suir
Co. Tipperary

Re: Application for a Section 5 Declaration – Construction of a single storey ancillary domestic storage extension the rear of the house at 77 Sean Treacy Park, Carrick on Suir, Co. Tipperary.

Dear Ms. McGrath,

I acknowledge receipt of your application for a Section 5 Declaration received on 9th July 2026, in connection with the above.

I wish to advise that you will be notified of a decision on your application in due course.

Yours sincerely

for **Director of Services**

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended

Planning Ref.: S5/26/116

Applicant: Mary McGrath

Development Address: 77 Sean Treacy Park, Carrick on Suir, Co. Tipperary, E32 EW71.

Proposed Development: Proposed single storey ancillary domestic storage extension to the rear of the existing dwelling

1. GENERAL

On the 9th of July 2026, a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended as to whether the following is “development” and “exempt development”:

- Proposed single storey ancillary domestic storage extension to the rear of the existing dwelling

The works are to be located at 77 Sean Treacy Park, Carrick on Suir, Co. Tipperary, E32 EW71.

The development as described is unclear as reference is made to a domestic storage extension. It is not clear if the proposal is to be considered as a domestic store (Class 3) or as a domestic extension (Class 1). In the supporting statement that accompanies the declaration, the querist has referred to the exemption provided for under Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001, as amended. The applicant will be requested to confirm the intended use of the structure.

2. STATUTORY PROVISION

The following statutory provisions are relevant to this referral case;

Section 3 (1) of the **Planning and Development Act 2000**, as amended, states as follows:-

“In this Act, ‘development’ means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land.”

Section 2(1) of the Planning and Development Act, 2000, as amended, 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.

Section 4(1)(h) of the Act considers 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; to be exempted development.

Article 6 of the **Planning and Development Regulations 2001**, as amended states:

Exempted Development.

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.

Schedule 2, Part 1 'Exempted Development - General:

Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 considers the following works to be exempted development subject to the conditions and limitations set out below;

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

Conditions and Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 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 45 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 total area of private open space within the curtilage of the house, reserved exclusively for the use of the occupants 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 8 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 8 metres from the boundary it faces.
7. The roof of any extension shall not be used as a balcony or terrace.
8. This exemption shall only be used on the principal house and not any additional detached house within the curtilage of the principal house.

Class 3 of the same part provides for the following exemption;

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

Conditions and Limitations

1. No such structure shall be constructed, erected or placed forward of the front wall of a house.
2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.
3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.
4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.
5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.
6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

Article 9 (1) (a) of the Planning and Development Regulations 2001, as amended sets out the instances where development, to which Article 6 relates, shall not be exempted development for the purposes of the Act.

3. ASSESSMENT

a. Site Location

The site comprises of a mid terrace two storey property at 77 Sean Treacy Park, Carrick on Suir, Co. Tipperary. This is a predominately residential area on the western side of Carrick on Suir.

Figure 1 Subject Site



b. Relevant Planning History

On site

S5/26/92 - Proposed single storey ancillary domestic storage extension to the rear of the existing dwelling – development but not exempted development.

Adjacent

None relevant

Figure 2 Planning history



c. Assessment

A) "Is or is not Development"

It is considered that the above listed proposal constitutes "works" as understood by the Planning and Development Act 2000, as amended. The above listed proposals therefore constitute "development" within the meaning of the Planning and Development Act 2000, as amended.

B) "Is or is not Exempted Development"

It is proposed to provide an ancillary domestic storage extension to the rear of the existing dwelling with a floor area of 11.35 sq m.

Figure 3 Existing floor plan

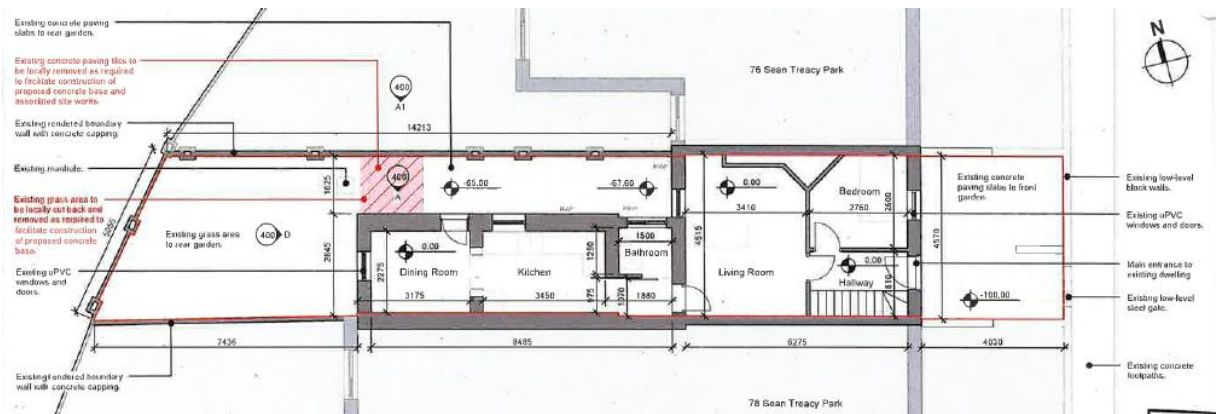
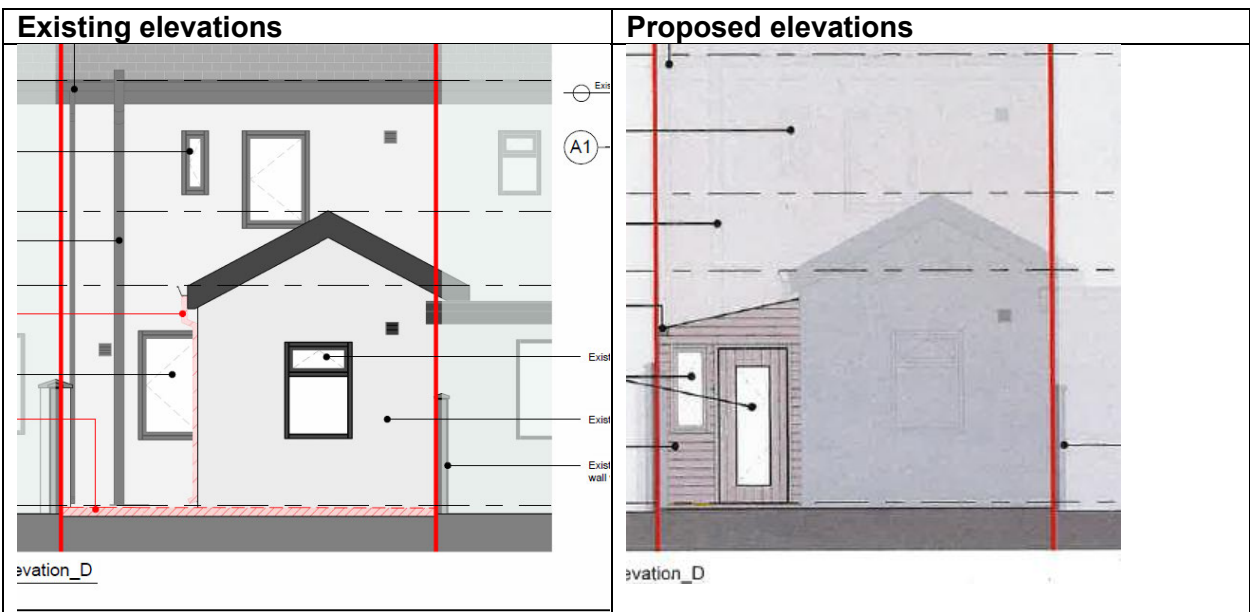
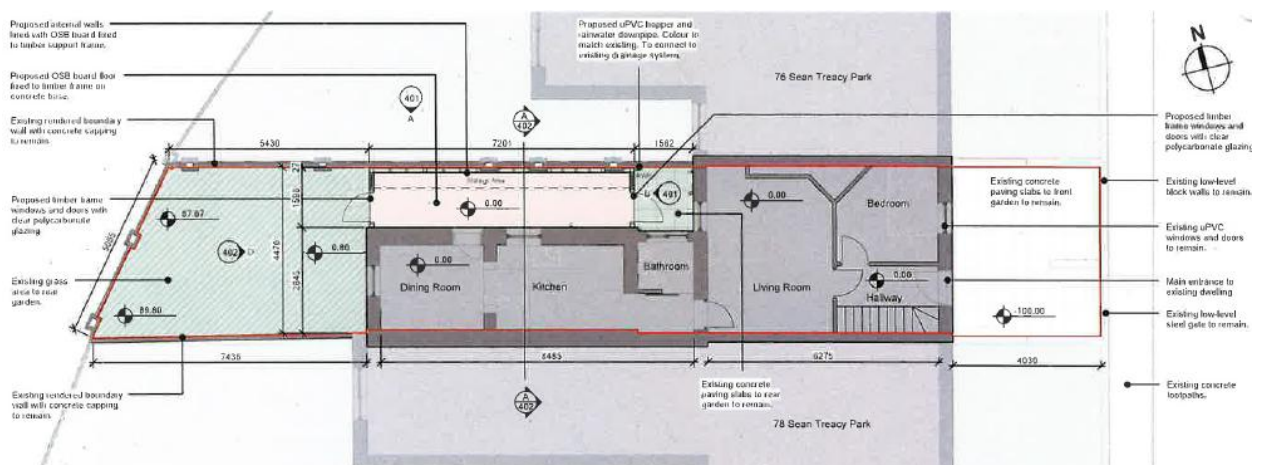
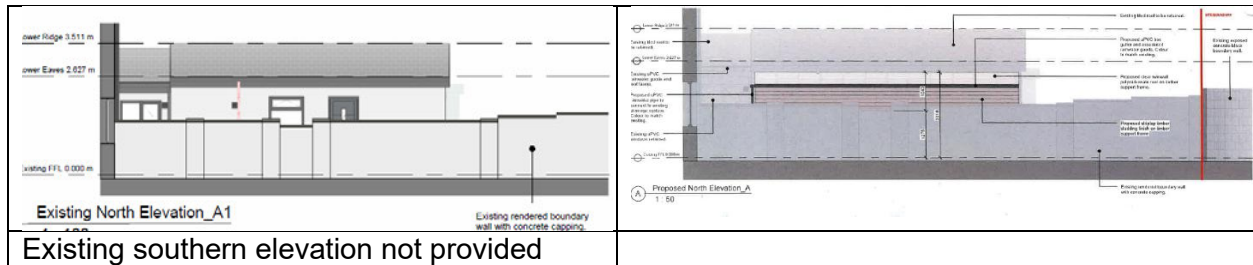


Figure 4 Proposed floor plan





As previously set out the description of the proposal is unclear and clarity is needed on whether the extension is to form part of the house (Class 1) or if same is intended as a store (Class 3). In this respect I do not consider that Class 3 provides for the construction of a store attached to the dwelling.

With respect to compliance with Class 1 and the Conditions and Limitations attached to same I note as follows;

The dwelling appears to have been previously extended. The works proposed will provide an additional 11.35 sqms. The total floor area of the existing and proposed extension is indicated in the supporting documentation as 32.96 sqms. This is less than the 45 sqm threshold set out under Condition 2 (as amended).

It is noted that windows are proposed on the western elevation only. These windows are in excess of one metre from the western boundary.

The extension will not reduce the area of garden space to less than 25 sqms.

C) Restrictions under Article 5

It is noted that no exemptions under Article 9 of the Planning and Development Regulations 2001, as amended that would apply.

D) Requirement for Appropriate Assessment (AA) and Environmental Impact Assessment (EIA)

The subject site is located c. 166 ms from the Lower River Suir SAC and within 15 kms of the Comeragh Mountains SAC.

The proposed development is located within the curtilage of a residential dwelling and comprises of domestic extension to the rear of the property.

Having regard to:

- the small scale nature of the development,
- the location of the development relevant to the closest European site (lower River Suir,
- The intervening land uses between the subject site and the SAC's referenced above and
- the consequent absence of a direct pathway to these European sites,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

The proposed development has been subject to a preliminary examination to determine the requirement for EIA. EIA is not required in respect of the development. See attached.

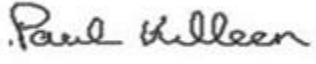
4. RECOMMENDATION

Request Further Information

1. The applicant is advised that having considered the information received, the Planning Authority considers that there is a lack of clarity in relation to the use of the structure and confirmation of same is required in order for the Planning Authority to make an informed assessment of the application.

The applicant is requested to confirm if the structure is to form (a) an extension to the house for use as part of the house (Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended) or (b) a store, shed or other similar structure (Class 3 of the abovementioned regulations). The applicant is advised that the conditions and limitations attached to a Class 3 exemption require that "The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose ***incidental to the enjoyment of the house*** as such".

The applicant is advised that any declaration issued will be on the basis of the information provided by the applicant.

Signed: 
District planner

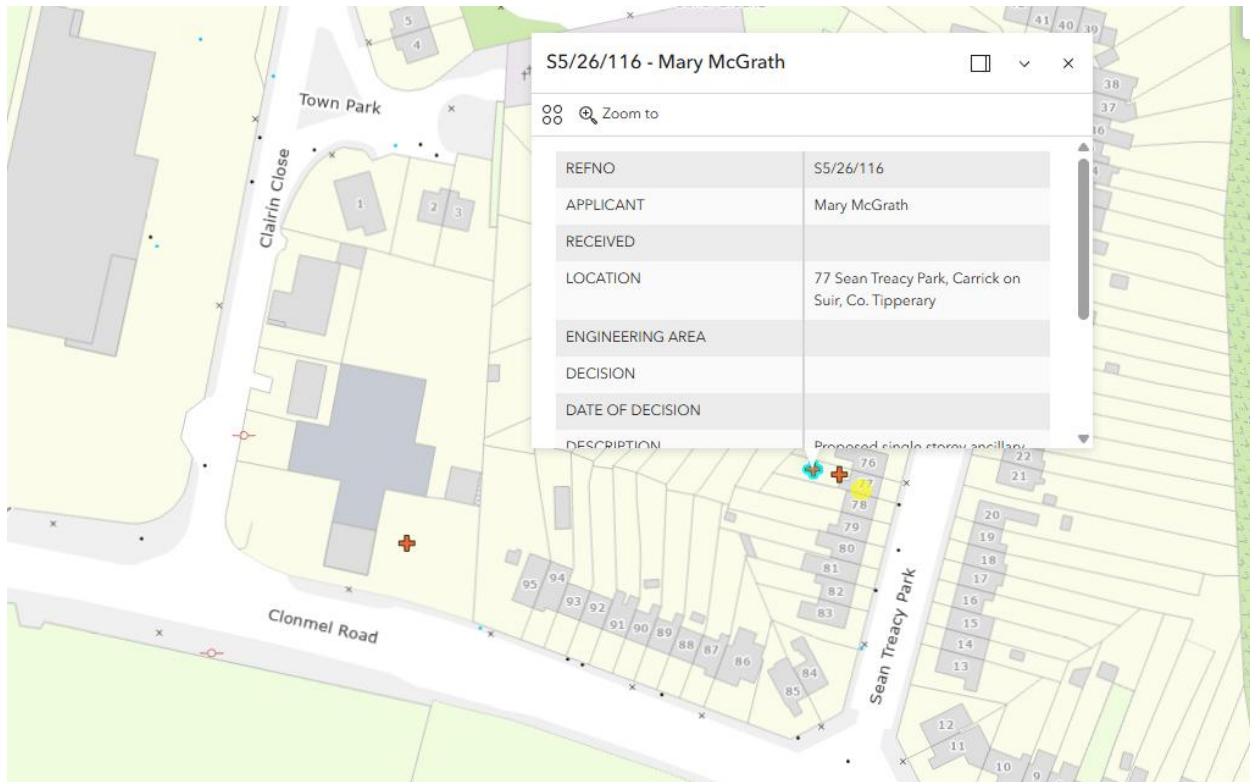
Date: 31/07/26


Signed: Senior Executive Planner

Date: 31.7.2026

EIA Pre-Screening	
Establishing a development is a 'sub-threshold development'	
File Reference:	S5/26/116
Development Summary:	Domestic extension
Was a Screening Determination carried out under Section 176A-C?	☐ Yes, no further action required ☒ No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
☐ Yes, specify class _____	EIA is mandatory No Screening required
☒ No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
☒ No, the development is not a project listed in Schedule 5, Part 2	No Screening required
☐ Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____	EIA is mandatory No Screening required
☐ Yes the project is of a type listed but is <i>sub-threshold</i> : _____	Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?	
☐ Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
☐ No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Figure 5 Site entered on Planning register





Date: 31st July 2026

Our Ref: S5/26/116

Civic Offices, Nenagh

**Mary McGrath
C/O Brandon O'Sullivan
Minnie Lodge
Ballyrichard Road
Carrick on Suir
Co. Tipperary**

Re: Application for a Section 5 Declaration – Proposed single storey ancillary domestic storage extension to the rear of the existing dwelling at 77 Sean Treacy Park, Carrick on Suir, Co. Tipperary, E32 EW71

Dear Sir,

I refer to an application received from you on 9th July 2026 requesting a Declaration from this Planning Authority as to whether or not certain works constitute development within the meaning of the Planning and Development Act 2000, as amended.

Further information is requested as follows;

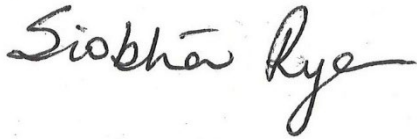
It is recommended that further information is requested under Section 5(2) of the Act as follows:

1. The applicant is advised that having considered the information received, the Planning Authority considers that there is a lack of clarity in relation to the use of the structure and confirmation of same is required in order for the Planning Authority to make an informed assessment of the application. The applicant is requested to confirm if the structure is to form (a) an extension to the house for use as part of the house (Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended) or (b) a store, shed or other similar structure (Class 3 of the abovementioned regulations). The applicant is advised that the conditions and limitations attached to a Class 3 exemption require that "The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose ***incidental to the enjoyment of the house*** as such".

The applicant is advised that any declaration issued will be on the basis of the information provided by the applicant.

Further consideration of your request for a declaration cannot be considered until the above information is received.

Yours sincerely

A handwritten signature in black ink, reading "Siobhán Rye". The signature is written in a cursive style with a long, sweeping tail on the letter 'y'.

for **Director of Services**

[External] Response to Request for Further Information – Section 5 Declaration (Ref. S5/26/116)

From Brandon O'Sullivan <[REDACTED]>

Date Wed 5 Aug 2026 2:22 PM

To Planning <planning@tipperarycoco.ie>

Cc [REDACTED]

Dear Sir / Madam,

I refer to your correspondence dated **31st July 2026** requesting further information in relation to the above Section 5 Declaration application.

In response to the Planning Authority's request for clarification, I wish to confirm that the proposed structure is **not intended to form part of the existing dwelling or provide additional habitable accommodation**.

The proposed development is an **ancillary domestic storage structure** (a store) and is intended solely for the storage of domestic items incidental to the enjoyment of the existing dwelling. It will not be used for human habitation or for any purpose other than a purpose incidental to the enjoyment of the house as such.

The proposed structure is therefore intended to be considered under **Schedule 2, Part 1, Class 3 of the Planning and Development Regulations 2001 (as amended)**.

I trust this clarifies the intended use of the proposed development. Should any further information be required, please do not hesitate to contact me.

Kind regards,

Brandon O'Sullivan

Architectural & BIM Technologist

Agent acting on behalf of Mary McGrath

Tel: [REDACTED]

Email: [REDACTED]



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigi Cathartha,
Cluain Meala,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Clonmel,
Co. Tipperary
E91 N512

Comhairle Contae
Thiobraid Árann,
Oifigi Cathartha,
An tAonach,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Nenagh,
Co. Tipperary
E45 A099

t 0818 06 5000/6000
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Date: 5th August 2026 Our Ref: S5/26/116

Civic Offices, Nenagh

Mary McGrath
C/O Brandon O'Sullivan
Minnie Lodge
Ballyrichard Road
Carrick on Suir
Co. Tipperary

Re: Application for a Section 5 Declaration – Proposed single storey ancillary domestic storage extension to the rear of the existing dwelling at 77 Sean Treacy Park, Carrick on Suir, Co. Tipperary, E32 EW71

Dear Sir/Madam

I acknowledge receipt of Further Information received on 5th August 2026 in connection with the above.

I wish to advise that you will be notified of a decision on your application in due course.

Yours sincerely


for **Director of Services**

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended

Planning Ref.: S5/26/116

Applicant: Mary McGrath

Development Address: 77 Sean Treacy Park, Carrick on Suir, Co. Tipperary, E32 EW71.

Proposed Development: Proposed single storey ancillary domestic storage extension to the rear of the existing dwelling

1. GENERAL

On the 9th of July 2026, a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended as to whether the following is “development” and “exempt development”:

- Proposed single storey ancillary domestic storage extension to the rear of the existing dwelling

The works are to be located at 77 Sean Treacy Park, Carrick on Suir, Co. Tipperary, E32 EW71.

The development as described is unclear as reference is made to a domestic storage extension. It is not clear if the proposal is to be considered as a domestic store (Class 3) or as a domestic extension (Class 1). In the supporting statement that accompanies the declaration, the querist has referred to the exemption provided for under Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001, as amended. The applicant will be requested to confirm the intended use of the structure.

2. STATUTORY PROVISION

The following statutory provisions are relevant to this referral case;

Section 3 (1) of the **Planning and Development Act 2000**, as amended, states as follows:-

“In this Act, ‘development’ means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land.”

Section 2(1) of the Planning and Development Act, 2000, as amended, 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.

Section 4(1)(h) of the Act considers 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; to be exempted development.

Article 6 of the **Planning and Development Regulations 2001**, as amended states:

Exempted Development.

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.

Schedule 2, Part 1 'Exempted Development - General:

Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 considers the following works to be exempted development subject to the conditions and limitations set out below;

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

Conditions and Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 45 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 45 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 total area of private open space within the curtilage of the house, reserved exclusively for the use of the occupants 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 8 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 8 metres from the boundary it faces.
7. The roof of any extension shall not be used as a balcony or terrace.
8. This exemption shall only be used on the principal house and not any additional detached house within the curtilage of the principal house.

Class 3 of the same part provides for the following exemption;

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

Conditions and Limitations

1. No such structure shall be constructed, erected or placed forward of the front wall of a house.
2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.
3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.
4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.
5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.
6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

Article 9 (1) (a) of the Planning and Development Regulations 2001, as amended sets out the instances where development, to which Article 6 relates, shall not be exempted development for the purposes of the Act.

3. ASSESSMENT

a. Site Location

The site comprises of a mid terrace two storey property at 77 Sean Treacy Park, Carrick on Suir, Co. Tipperary. This is a predominately residential area on the western side of Carrick on Suir.

Figure 1 Subject Site



b. Relevant Planning History

On site

S5/26/92 - Proposed single storey ancillary domestic storage extension to the rear of the existing dwelling – development but not exempted development.

Adjacent

None relevant

Figure 2 Planning history



c. Assessment

A) “Is or is not Development”

It is considered that the above listed proposal constitutes “works” as understood by the Planning and Development Act 2000, as amended. The above listed proposals therefore constitute “development” within the meaning of the Planning and Development Act 2000, as amended.

B) “Is or is not Exempted Development”

It is proposed to provide an ancillary domestic storage extension to the rear of the existing dwelling with a floor area of 11.35 sq m.

Figure 3 Existing floor plan

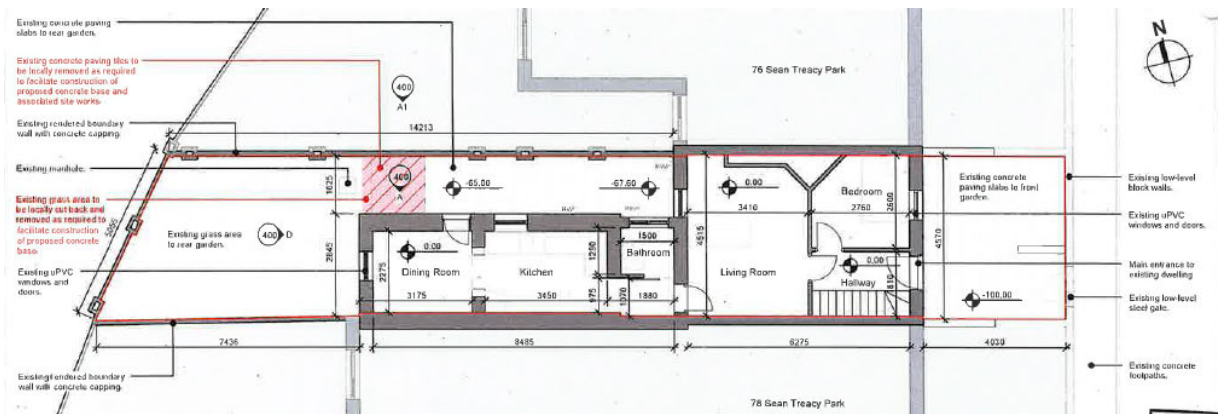
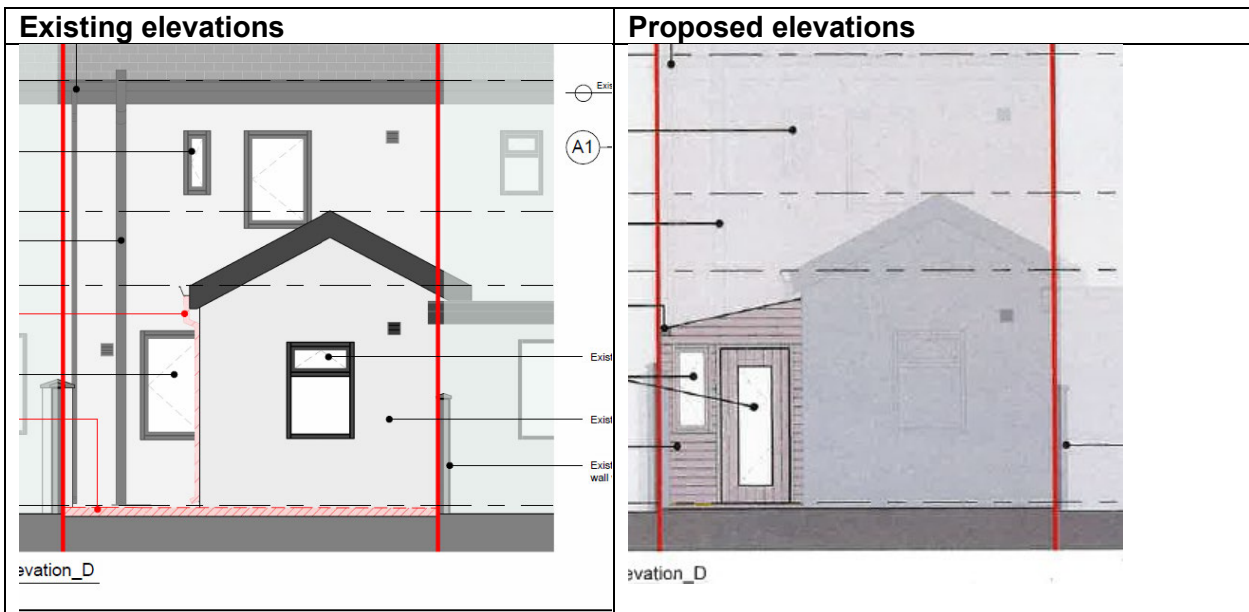
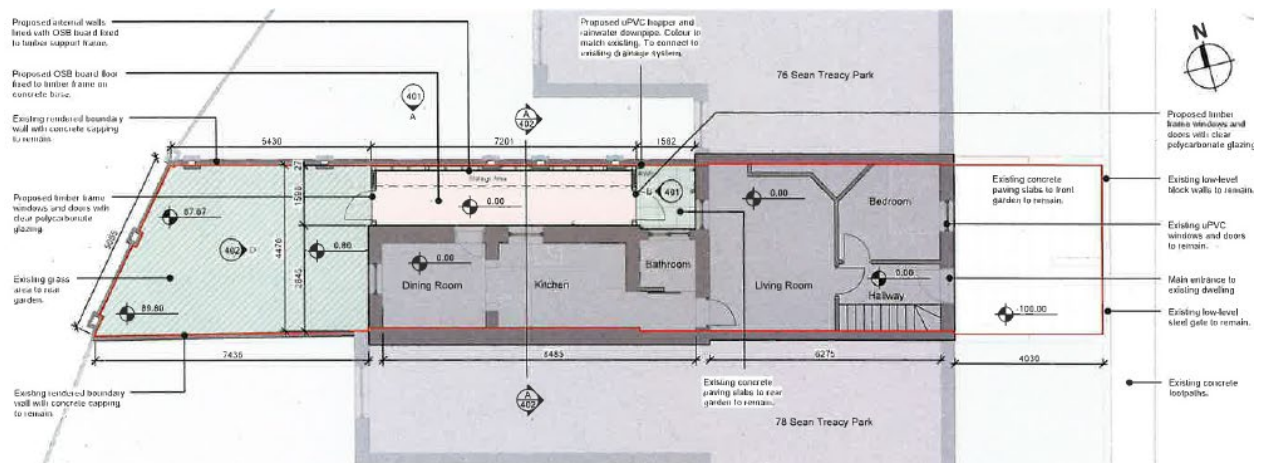
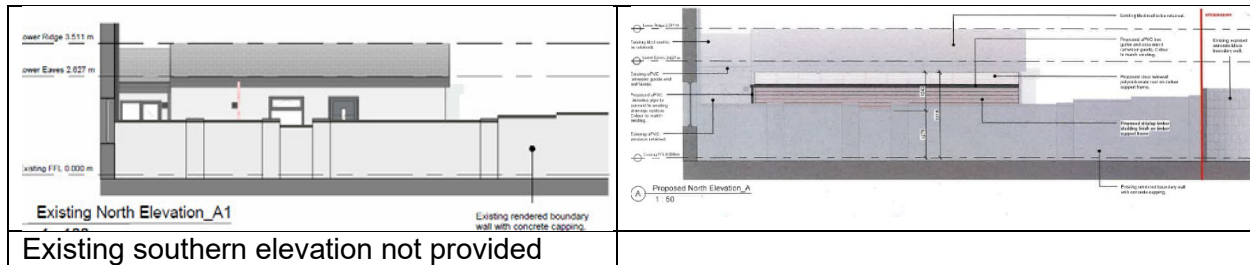


Figure 4 Proposed floor plan





As previously set out the description of the proposal is unclear and clarity is needed on whether the extension is to form part of the house (Class 1) or if same is intended as a store (Class 3). In this respect I do not consider that Class 3 provides for the construction of a store attached to the dwelling.

With respect to compliance with Class 1 and the Conditions and Limitations attached to same I note as follows;

The dwelling appears to have been previously extended. The works proposed will provide an additional 11.35 sqms. The total floor area of the existing and proposed extension is indicated in the supporting documentation as 32.96 sqms. This is less than the 45 sqm threshold set out under Condition 2 (as amended).

It is noted that windows are proposed on the western elevation only. These windows are in excess of one metre from the western boundary.

The extension will not reduce the area of garden space to less than 25 sqms.

C) Restrictions under Article 5

It is noted that no exemptions under Article 9 of the Planning and Development Regulations 2001, as amended that would apply.

D) Requirement for Appropriate Assessment (AA) and Environmental Impact Assessment (EIA)

The subject site is located c. 166 ms from the Lower River Suir SAC and within 15 kms of the Comeragh Mountains SAC.

The proposed development is located within the curtilage of a residential dwelling and comprises of domestic extension to the rear of the property.

Having regard to:

- the small scale nature of the development,
- the location of the development relevant to the closest European site (lower River Suir,
- The intervening land uses between the subject site and the SAC's referenced above and
- the consequent absence of a direct pathway to these European sites,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

The proposed development has been subject to a preliminary examination to determine the requirement for EIA. EIA is not required in respect of the development. See attached.

4. FURTHER INFORMATION

The following further information was requested on the 31st of July 2026.

The applicant replied on the 5th of August 2026.

APPRAISAL

The applicant has indicated that the structure is intended to function as a domestic store and is not for residential use.

As set out in Section 3 of this report, the Planning Authority does not consider that Class 3 provides for the construction of a store attached to the dwelling.

As such, it does not benefit from the exemption set out therein. It is further noted that the external finish of the store does not conform with that of the house.

5. RECOMMENDATION

A question has arisen as to whether the following is “development” and if so does it constitute “exempt development”:

- Proposed single storey ancillary domestic storage extension to the rear of the existing dwelling.

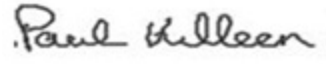
The works are to be located at a dwelling at 77 Sean Treacy Park, Carrick on Suir, Co. Tipperary.

In considering this declaration, the Planning Authority had regard to:

- (a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- (b) Part 1 Class 3 of Schedule 2 Planning & Development Regulations 2001, as amended.
- (c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended
- (d) The details submitted with the Declaration,
- (e) The details submitted by further information on the 5th of August 2026

Having considered the information received, the Planning Authority has determined that the works proposed constitute development and not “exempted development” as the exemption provided for under Class 3 of Schedule 2, Part 1 of the Planning & Development Regulations 2001 does not provide for the construction of a store attached to a dwelling. The external finish of the store does not conform with that of the house as required by Condition 4 of Class 3 of Schedule 2, Part 1 of the Planning & Development Regulations 2001.

Signed:



District planner

Date: 12/08/26

Signed:

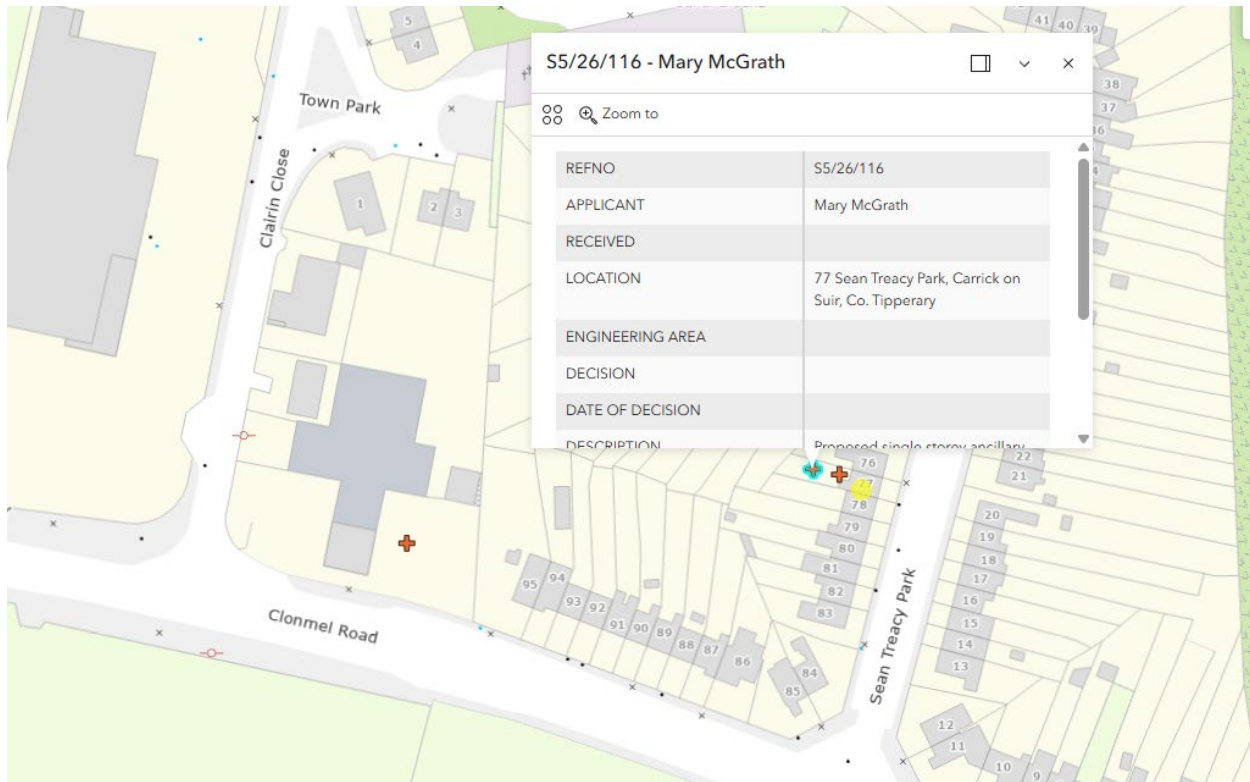


Senior Executive Planner

Date: 14/8/2026

EIA Pre-Screening	
Establishing a development is a 'sub-threshold development'	
File Reference:	S5/26/116
Development Summary:	Domestic extension
Was a Screening Determination carried out under Section 176A-C?	☐ Yes, no further action required ☒ No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
☐ Yes, specify class _____	EIA is mandatory No Screening required
☒ No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
☒ No, the development is not a project listed in Schedule 5, Part 2	No Screening required
☐ Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____	EIA is mandatory No Screening required
☐ Yes the project is of a type listed but is <i>sub-threshold</i> : _____	Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?	
☐ Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
☐ No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Figure 5 Site entered on Planning register



Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/26/116** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

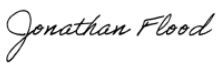
I, Jonathan Flood, Senior Executive Planner, Tipperary County Council, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 47880 dated 7th July 2026 hereby order

that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Mary McGrath, C/O Brandon O'Sullivan, Minnie Lodge, Ballyrichard Road, Carrick on Suir, Co. Tipperary, the Proposed single storey ancillary domestic storage extension to the rear of the existing dwelling at 77 Sean Treacy Park, Carrick on Suir, Co. Tipperary, E32 EW71 is development is not exempted development.

AND WHEREAS Tipperary County Council, in considering this declaration, had regard particularly to –

- Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- Part 1 Class 3 of Schedule 2 Planning & Development Regulations 2001, as amended.
- Articles 6 and 9 of the Planning & Development Regulations 2001, as amended
- The details submitted with the Declaration,
- The details submitted by further information on the 5th of August 2026

Having considered the information received, the Planning Authority has determined that the works proposed constitute development and **not "exempted development"** as the exemption provided for under Class 3 of Schedule 2, Part 1 of the Planning & Development Regulations 2001 does not provide for the construction of a store attached to a dwelling. The external finish of the store does not conform with that of the house as required by Condition 4 of Class 3 of Schedule 2, Part 1 of the Planning & Development Regulations 2001.

Signed:  **Date: 17/08/2026**
Jonathan Flood
Senior Executive Planner



Date: 17th August 2026

Our Ref: S5/26/116

Civic Offices, Nenagh

Mary McGrath
C/O Brandon O'Sullivan
Minnie Lodge
Ballyrichard Road
Carrick on Suir
Co. Tipperary

Re: Declaration under Section 5 of the Planning and Development Act 2000, as amended.

Dear Ms McGrath,

I refer to your application for a Section 5 Declaration received on 9th July 2026, and Further Information received on 5th August 2026 in relation to the following proposed works:

Proposed single storey ancillary domestic storage extension to the rear of the existing dwelling at 77 Sean Treacy Park, Carrick on Suir, Co. Tipperary, E32 EW71.

WHEREAS a question has arisen as to whether the proposed development is or is not exempted development:

AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

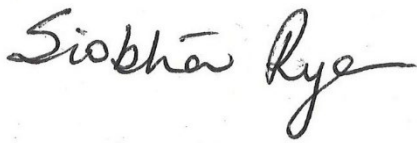
- Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- Part 1 Class 3 of Schedule 2 Planning & Development Regulations 2001, as amended.
- Articles 6 and 9 of the Planning & Development Regulations 2001, as amended
- The details submitted with the Declaration,
- The details submitted by further information on the 5th of August 2026

Having considered the information received, the Planning Authority has determined that the works proposed constitute development and not "exempted development" as the exemption provided for under Class 3 of Schedule 2, Part 1 of the Planning & Development Regulations 2001 does not provide for the construction of a store attached to a dwelling. The external

finish of the store does not conform with that of the house as required by Condition 4 of Class 3 of Schedule 2, Part 1 of the Planning & Development Regulations 2001.

NOTE: Any person issued with a Declaration of a Planning Authority may refer the Declaration for review to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, within four (4) weeks of the date of issue of the Declaration and on payment of the prescribed fee.

Yours sincerely

A handwritten signature in black ink, reading "Siobhán Rye". The signature is written in a cursive style with a long, sweeping tail on the letter 'y'.

for **Director of Services**