



MCKEVITT KING
ARCHITECTS

50 NORTH ROAD, DROGHEDA
CO. LOUTH, IRELAND, A92 W725
TELEPHONE: 041 9832950
EMAIL: info@mckevittking.ie
WEB: www.mckevittking.ie

P92/JMcK/CR

22nd May 2026

Planning Office,
Louth County Council,
Town Hall,
Crowe Street,
Dundalk,
Co. Louth,
A91 W20C

Re: Section 5 Declaration Application for development at Dune Watch, Seapoint, Termonfeckin, Drogheda, Co. Louth, A92 KW96, for Ronan Pairceir

Dear Sir/ Madam,

On behalf of our client, we submit this application in relation to a Declaration of Exempted Development at Dune Watch, Seapoint, Termonfeckin, Drogheda, Co. Louth, A92 KW96.

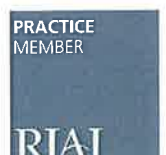
Drawings and Documents included in this application are as follows:

- Section 5 Declaration Application Form
- €80 Application Fee (cheque)
- 2 No. copies of Site Location map, Drawing No. P92_PE-01
- 2 No. copies of Site Layout Plan, Drawing No. P92_PE-02
- 2 No. copies of Architects Drawings Nos. P92_PE-03, PE-04, PE-05, PE-06, PE-07, PE-08, SU-01, SU-02, SU-03, SU-04, SU-05

Trusting all of the foregoing to be in order we now await to hear from you in due course. If you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully,

James McKevitt MRIAI
McKevitt King Architects
Enc:





Section 5 Declaration - Application Form

Declaration as to whether development constitutes Exempted Development

Please read "Guidance Notes" before completing this form

Guidance Notes

1. The purpose of Section 5 of the Planning and Development Act 2000, as amended, is to establish if a particular development is or is not development and if it is or is not exempted development within the meaning of the Planning Act.
 - (a) A person seeking a determination must ensure under Question 7 (of the application form below) that a question is posed and that the question is clear, for example, is the construction of a shed development and is it or is it not exempted development. Details are then required of the shed so the planning authority can determine if the shed is exempt.
 - (b) The question to be determined should be clear as to whether it relates to an existing development or a proposed development. Details of the nature, size and location of the proposed development should be submitted and appropriate plans and elevations.
 - (c) If the question is not clear to the Planning Authority, the Section 5 application will be returned as invalid.
2. Any person may, on payment of the prescribed fee, currently €80.00 request in writing from the Planning Authority a declaration on a question as whether a particular type of development is exempt.
3. The Planning Authority is required to make a decision within 4 weeks of receipt of a valid Declaration Request however the Planning Authority can also request Additional Information if it is considered that insufficient information has been submitted.
4. Any person issued with a declaration may, on payment to the Board of such fee as may be prescribed, currently €220.00 refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
5. A planning authority is required to consider whether the development or proposed development identified in the request would be likely to have significant effects on the environment by virtue, at the least, of the nature, size or location of such development.

Section 5 Declaration - Application Form

1. Name and address of person seeking the declaration:

Ronan Pairceir

Dune Watch, Seapoint, Termonfeckin, Drogheda, Co. Louth, A92 KW96

Phone Number: _____ E-Mail: _____

2. Name and address of agent (if any):

McKevitt King Architects

50 North Road, Drogheda, Co. Louth, A92 W725

Phone Number: 041 9832950 E-Mail: info@mckevittking.ie

3. Name and address for all correspondence (if not completed, correspondence will be sent to person seeking declaration)

As per Agent above

4. Interest in site of the person seeking declaration:

Owner

(If applicant is not freehold owner of the property in question, please provide name and address of owner if known)

5. Location and full address of development referred to in Question 7

Dune Watch, Seapoint, Termonfeckin, Drogheda, Co. Louth, A92 KW96

6. Eircode OR Grid Co-ordinates must be submitted. Grid references may be found on Google Maps or at

<https://irish.gridreferencefinder.com>

A92 KW96

7. Question for determination under Section 5 (See Note 1 above).

The question must be framed in the following format, i.e. Is the construction of a shed development and is it or is it not exempted development:

The proposed development will consist of the following:

- a) Construction of new single-storey kitchen extension to rear of existing dwelling
- b) Construction of new single-storey sunroom extension to rear of existing dwelling
- c) All associated site works

Please Note – total additional floor area = 44.5 SQM. All works proposed are to be carried out to the rear of the existing dwelling.

8. Does the development consist of works to be carried out to an existing or proposed protected structure? Yes ☐ No ☒

If Yes, has a Declaration under Section 57 of the Planning and Development Act 2000 been requested or issued for the property by the Planning Authority?

I certify that the aforementioned is correct.

Signature of Applicant: RSK 6.5.25 **Date** 12 05 2026

Please include one copy of the following documents with this application form:

- **Site Location Map:** (Scale 1:1000)
- **Site Layout Map:** (Scale 1:200 or 1:500)
- **Floor Plans & Elevations:** (Scale 1:50, 1:100 or 1:200)
Existing & Proposed, where applicable
- **Application fee:** (€80)

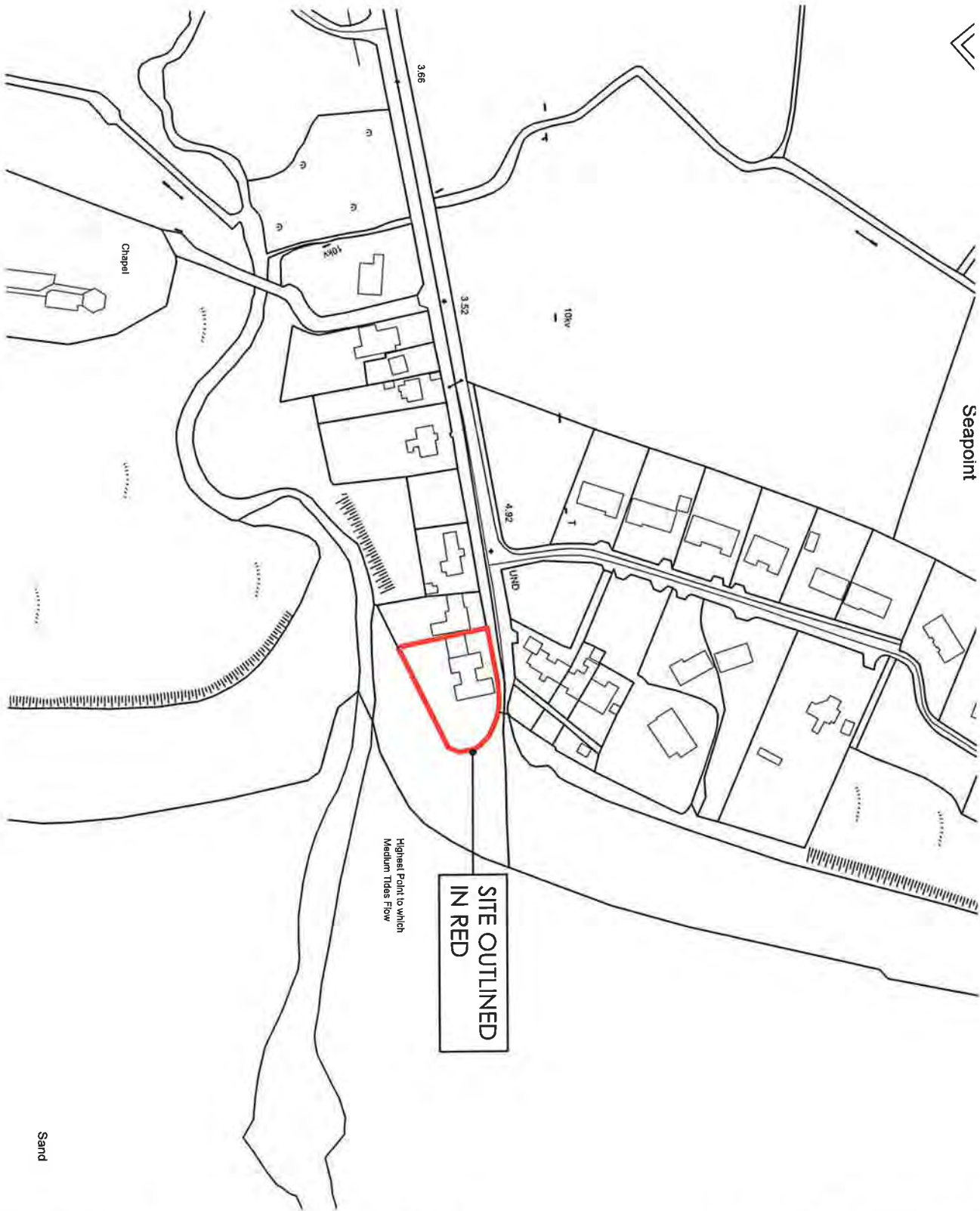
Completed Application Form & Fee of €80.00 may be sent to:

**Planning Office, Louth County Council, Town Hall, Crowe Street,
Dundalk, County Louth, A91W20C
OR**

by email to planninggroup@louthcoco.ie with contact details to arrange payment of fee.



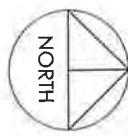
Seapoint



SITE OUTLINED
IN RED

Highest Point to which
Medium Tides Flow

Sand



GENERAL NOTES

- 1 Do not scale off this drawing - figured dimensions only to be taken from drawings
- 2 All dimensions and/or blank to be checked on the before work commences
- 3 Drawings to be read in conjunction with all relevant architectural, structural, civil, mechanical, electrical, plumbing, and other drawings and/or specifications
- 4 All work is to comply with the current Building Regulations
- 5 Copyright of this drawing is vested in the architect and must not be copied or reproduced without consent

REV	REVISION	DATE

SITE OUTLINED IN RED
O.S. LICENCE NO. AR 00389726
O.S. REF. NO. 2194-D

37, 38TH ROAD, DROU-CLDA
CO. LOUTH, A92 W72P

MCKEVEYTT KING
ARCHITECTS

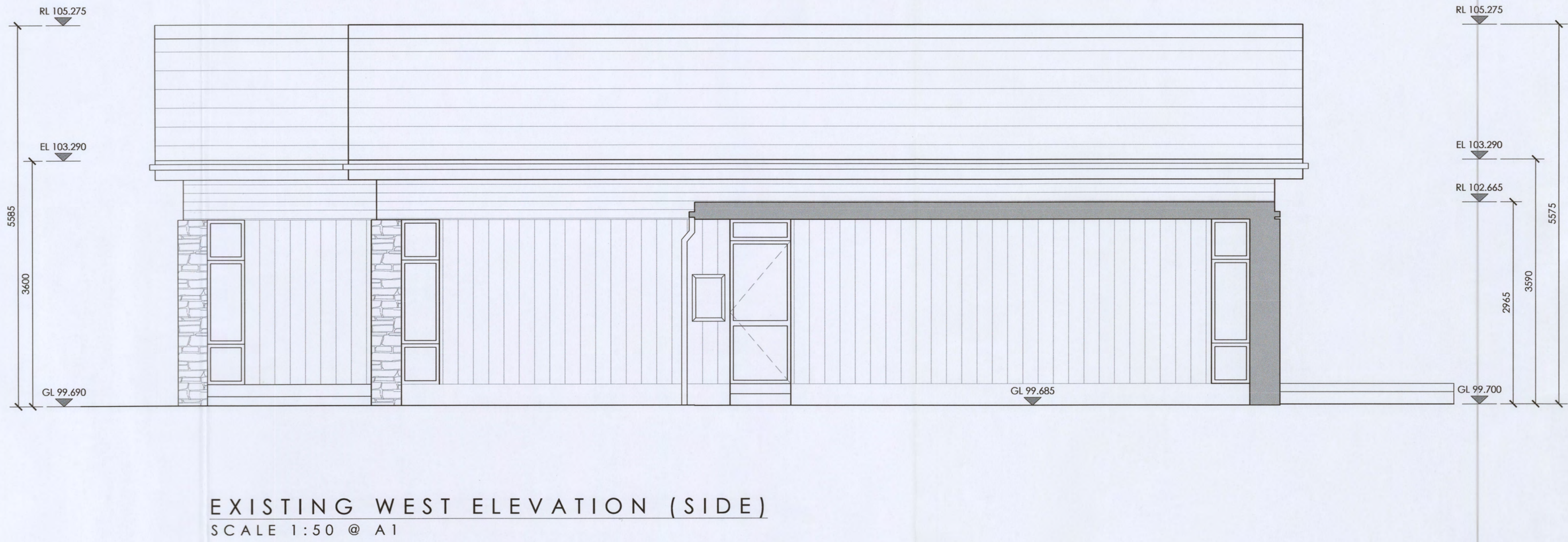
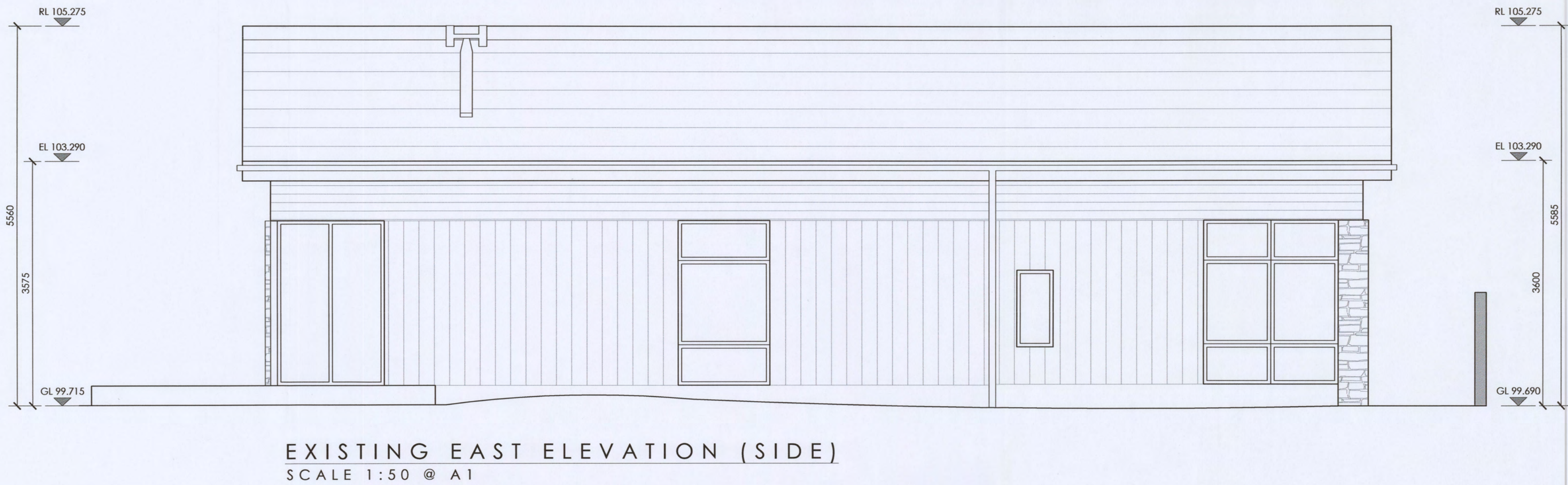
PROJECT	
SITE ADDRESS	
CLIENT	
ACTION	
STAGE	
DATE	SCALE
PLOT DATE	REVISION
DRAWN BY	PROJECT NO.
CHECKED BY	DRAWING NO.

SITE LOCATION MAP

SCALE 1:2500 @ A4

- GENERAL NOTES
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 2. All dimensions and/or levels to be checked on site before work commences. McKeivitt King Architects to be informed of any discrepancies or variations between drawings & site conditions.
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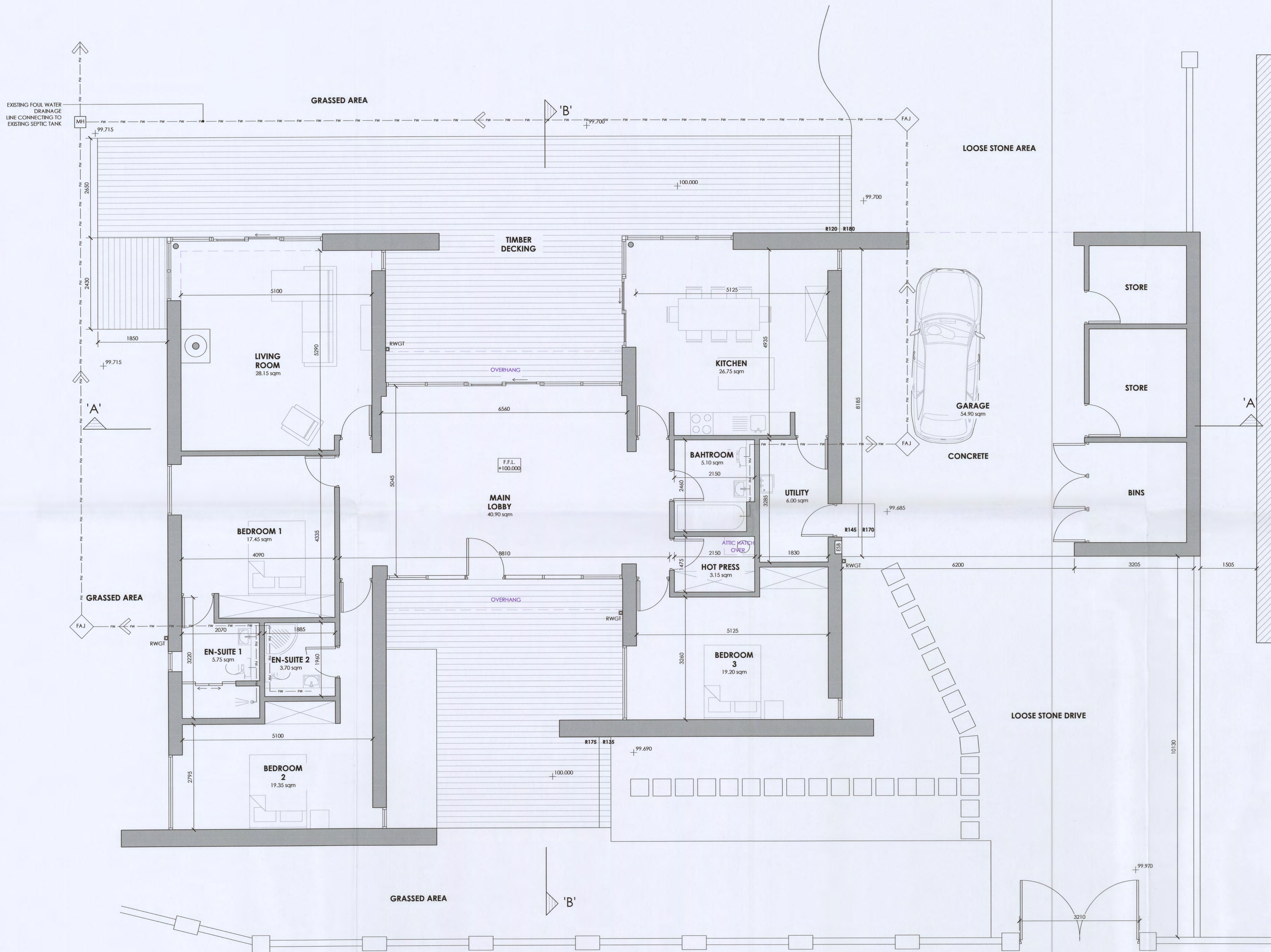
SURVEY

50 NORTH ROAD, DROGHEDA,
CO. LOUTH A92 W725

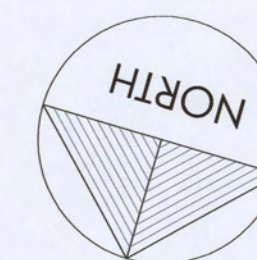
W: www.mckevittking.ie
E: info@mckevittking.ie
P: 041 9832950

PROJECT: RENOVATIONS TO EXISTING DWELLING
SITE ADDRESS: DUNE WATCH, SEAPPOINT, TERMONFECKIN, DROGHEDA, CO. LOUTH A92 KW96
CLIENT: RONAN PAIRCER

STAGE: SURVEY	DRAWING TITLE: EXISTING SIDE ELEVATIONS
DATE: APRIL 2026	SCALE: 1:50 @ A1
PLOT DATE: 08.04.2026	REVISION: --
DRAWN BY: CR	PROJECT NO.: P92
CHECKED BY: JMCK	DRAWING NO.: SU-04



GENERAL NOTES		
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REV.	REVISION	DATE



EXISTING GROUND FLOOR PLAN
SCALE 1:50 @ A1

SURVEY

50 NORTH ROAD, DROGHEDA,
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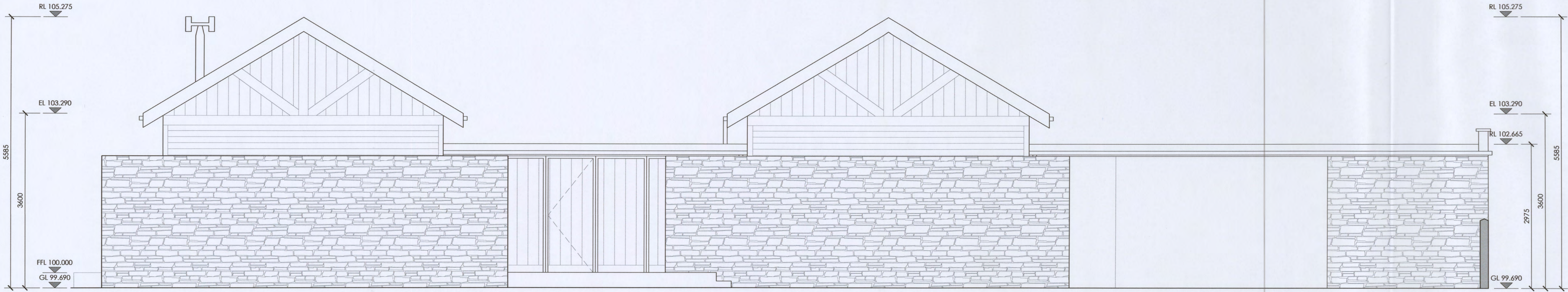
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E: info@mckevittking.ie
P: 041 9832950

PROJECT: RENOVATIONS TO EXISTING DWELLING
SITE ADDRESS: DUNE WATCH, SEAPPOINT, TERMONFECKIN, DROGHEDA, CO. LOUTH A92 KW96
CLIENT: RONAN PAIRCEIR

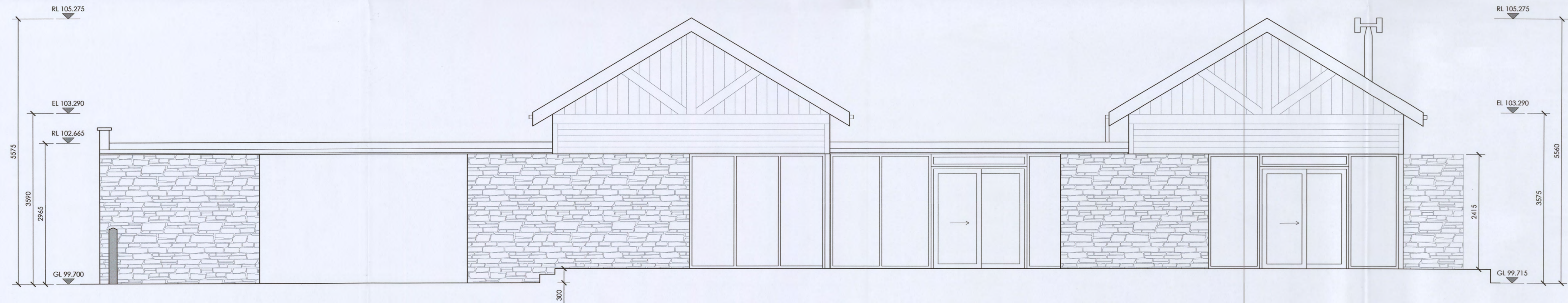
STAGE: SURVEY	DRAWING TITLE: EXISTING GROUND FLOOR PLAN
DATE: APRIL 2026	SCALE: 1:50 @ A1
PLOT DATE: 08.04.2026	REVISION: —
DRAWN BY: CR	PROJECT NO.: P92
CHECKED BY: JMCK	DRAWING NO.: SU-02

- GENERAL NOTES
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REV.	REVISION	DATE



EXISTING NORTH ELEVATION (FRONT)
SCALE 1:50 @ A1



EXISTING SOUTH ELEVATION (REAR)
SCALE 1:50 @ A1

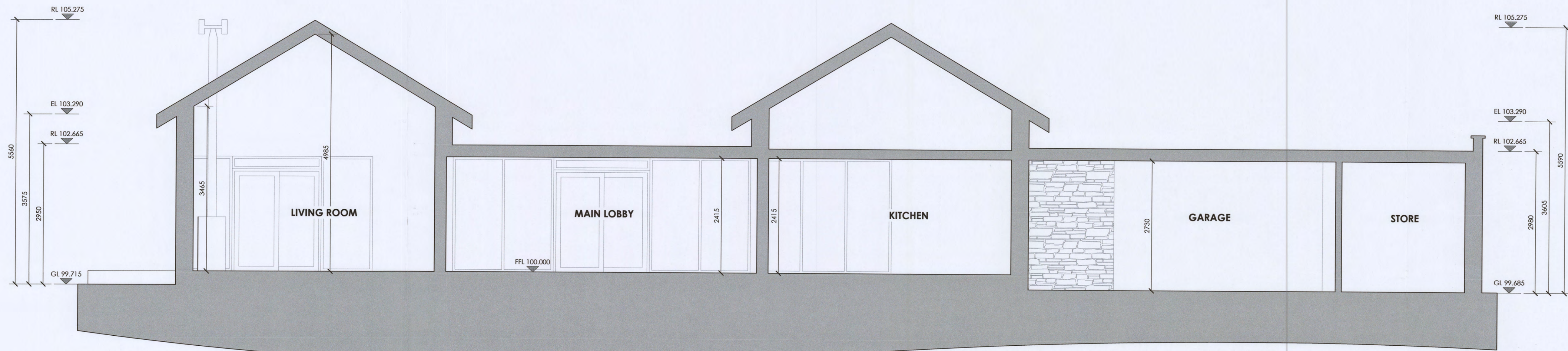
SURVEY

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E: info@mckevittking.ie
P: 041 9832950

PROJECT: RENOVATIONS TO EXISTING DWELLING
SITE ADDRESS: DUNE WATCH, SEAPPOINT, TERMONFECKIN, DROGHEDA, CO. LOUTH A92 KW96
CLIENT: RONAN PAIRCER

STAGE: SURVEY	DRAWING TITLE: EXISTING FRONT & REAR ELEVATIONS
DATE: APRIL 2026	SCALE: 1:50 @ A1
PLOT DATE: 08.04.2026	REVISION: --
DRAWN BY: CR	PROJECT NO.: P92
CHECKED BY: JMCK	DRAWING NO.: SU-03



EXISTING SECTION 'A' - 'A'
SCALE 1:50 @ A1



EXISTING SECTION 'B' - 'B'
SCALE 1:50 @ A1

- GENERAL NOTES
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REV.	REVISION	DATE

SURVEY

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PROJECT: RENOVATIONS TO EXISTING DWELLING
SITE ADDRESS: DUNE WATCH, SEAPPOINT, TERMONFECKIN, DROGHEDA, CO. LOUTH A92 KW96
CLIENT: RONAN PAIRCEIR

STAGE: SURVEY	DRAWING TITLE: EXISTING SECTIONS
DATE: APRIL 2026	SCALE: 1:50 @ A1
PLOT DATE: 08.04.2026	REVISION: -
DRAWN BY: CR	PROJECT NO.: P92
CHECKED BY: JMCK	DRAWING NO.: SU-05

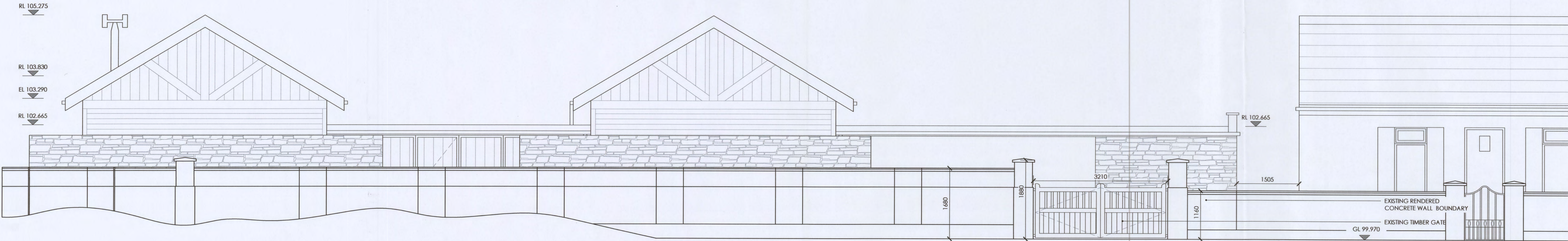
LEGEND

- INDICATES AREAS OF PROPOSED NEW DEVELOPMENT
- INDICATES EXTENT OF REMOVAL OF ITEMS

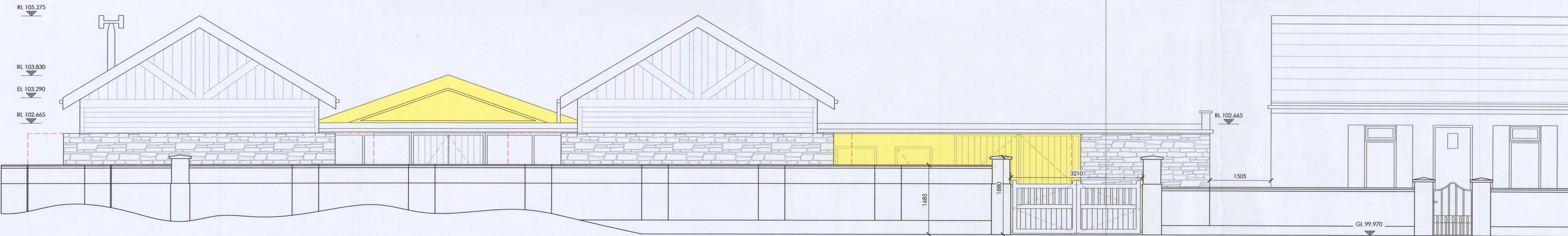
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REV.	REVISION	DATE



EXISTING NORTH BOUNDARY ELEVATION (FRONT)
SCALE 1:50 @ A1



PROPOSED NORTH BOUNDARY ELEVATION (FRONT)
SCALE 1:50 @ A1

SECTION 5



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PROJECT: RENOVATIONS TO EXISTING DWELLING
SITE ADDRESS: DUNE WATCH, SEAPoint, TERMonFECKIN, DROGHEDA, CO. LOUTH A92 KW96
CLIENT: RONAN FAIRCEIR

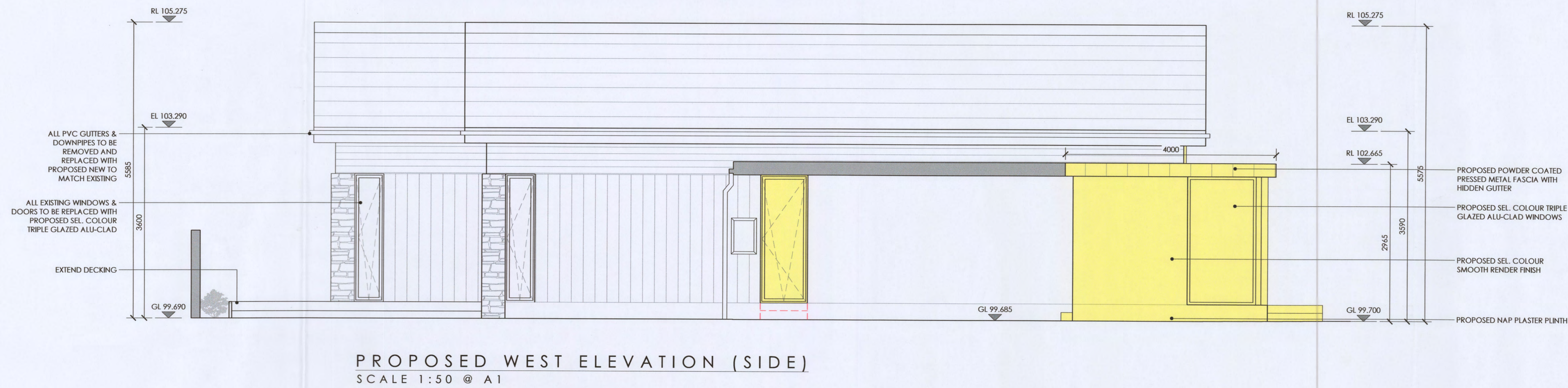
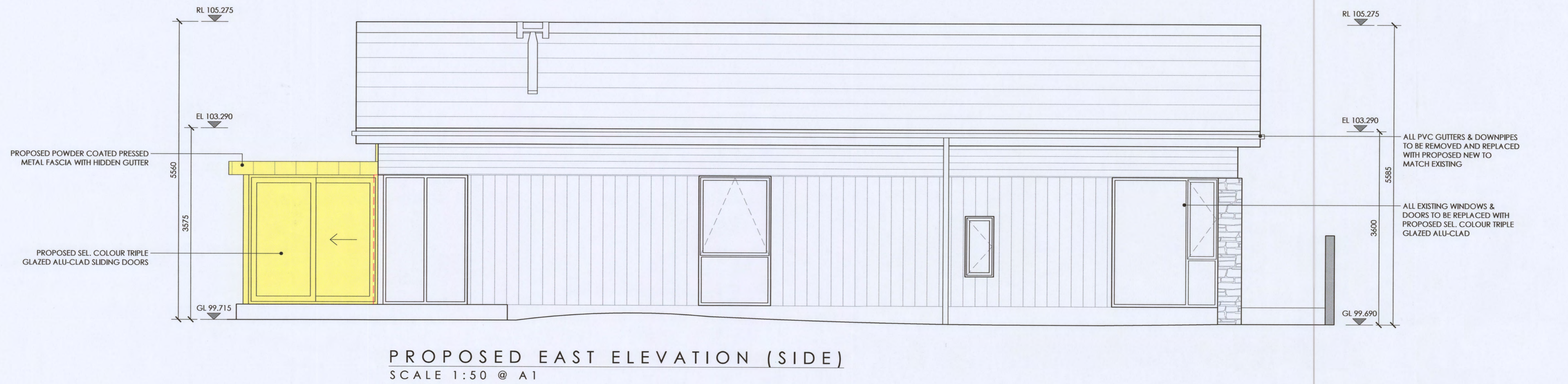
STAGE: SECTION 5	DATE: MAY 2026	DRAWING TITLE: FRONT BOUNDARY ELEVATIONS	SCALE: 1:50 @ A1
PLOT DATE: 06.05.2026	DRAWN BY: CR	REVISION: --	PROJECT NO.: P92
CHECKED BY: JMCK		DRAWING NO.: PE-08	

GENERAL NOTES		
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REV.	REVISION	DATE

LEGEND

INDICATES AREAS OF PROPOSED NEW DEVELOPMENT

INDICATES EXTENT OF REMOVAL OF ITEMS



SECTION 5

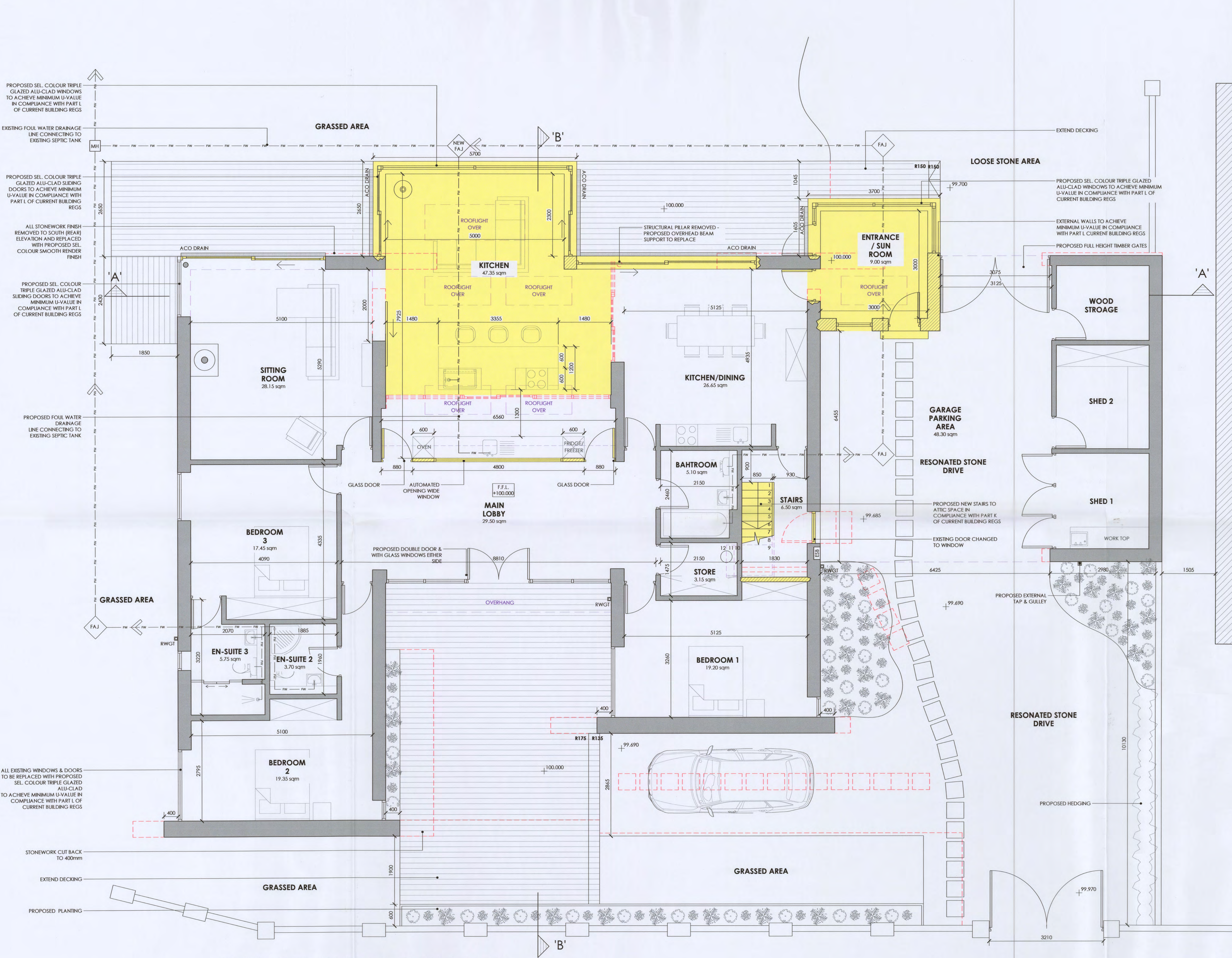


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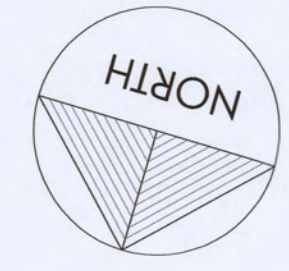
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PROJECT: RENOVATIONS TO EXISTING DWELLING	
SITE ADDRESS: DUNE WATCH, SEAPPOINT, TERMONFECKIN, DROGHEDA, CO. LOUTH A92 KW96	
CLIENT: RONAN PAIRCEIR	

STAGE: SECTION 5	DRAWING TITLE: PROPOSED EAST & WEST ELEVATIONS
DATE: MAY 2026	SCALE: 1:50 @ A1
PLOT DATE: 06.05.2026	REVISION: --
DRAWN BY: CR	PROJECT NO.: P92
CHECKED BY: JMCK	DRAWING NO.: PE-06



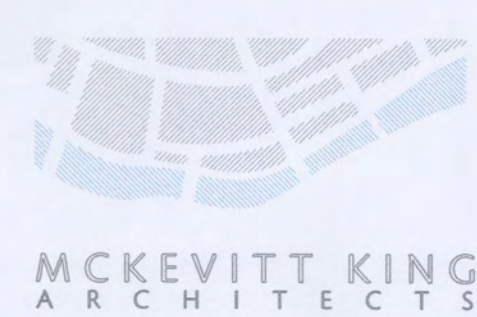
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REV.	REVISION	DATE



LEGEND	
	INDICATES AREAS OF PROPOSED NEW DEVELOPMENT
	INDICATES EXTENT OF DEMOLITION / REMOVAL OF ITEMS
	INDICATES ROOFLIGHTS/CANOPIES/ VAULTED CEILINGS OVER
	INDICATES EXISTING SPOT LEVEL
	INDICATES FOUL WATER DRAINAGE

PROPOSED FLOOR AREAS
NEW KITCHEN - 35.50 SQ.M.
ENTRANCE/SUN ROOM - 9.00 SQ.M.

SECTION 5



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PROJECT: RENOVATIONS TO EXISTING DWELLING		
SITE ADDRESS: DUNE WATCH, SEAPPOINT, TERMONFECKIN, DROGHEDA, CO. LOUTH A92 KW96		
CLIENT: RONAN PAIRCEIR		

STAGE: SECTION 5	DRAWING TITLE: PROPOSED GROUND FLOOR PLAN	
DATE: MAY 2026	SCALE: 1:50 @ A1	
PLOT DATE: 06.05.2026	REVISION: —	
DRAWN BY: CR	PROJECT NO.: P92	DRAWING NO.: PE-03
CHECKED BY: JMCK		

PROPOSED GROUND FLOOR PLAN
SCALE 1:50 @ A1

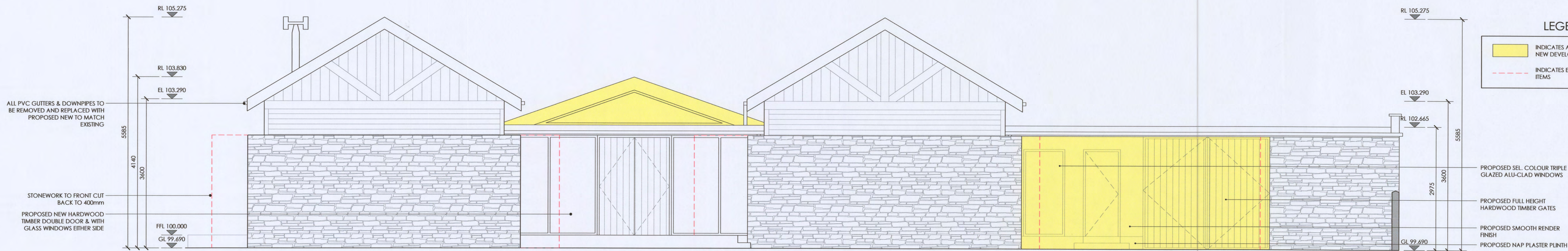
- GENERAL NOTES
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REV.	REVISION	DATE

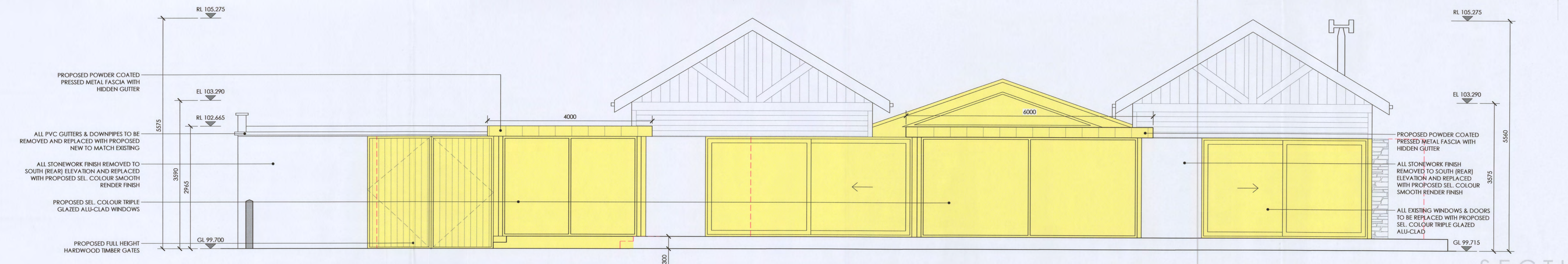
LEGEND

INDICATES AREAS OF PROPOSED NEW DEVELOPMENT

INDICATES EXTENT OF REMOVAL OF ITEMS

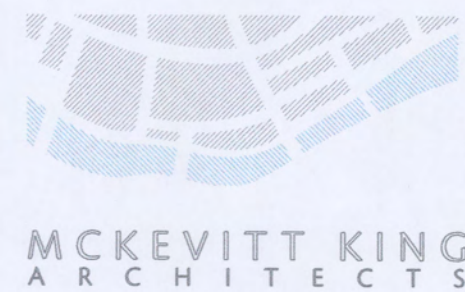


PROPOSED NORTH ELEVATION (FRONT)
SCALE 1:50 @ A1



PROPOSED SOUTH ELEVATION (REAR)
SCALE 1:50 @ A1

SECTION 5

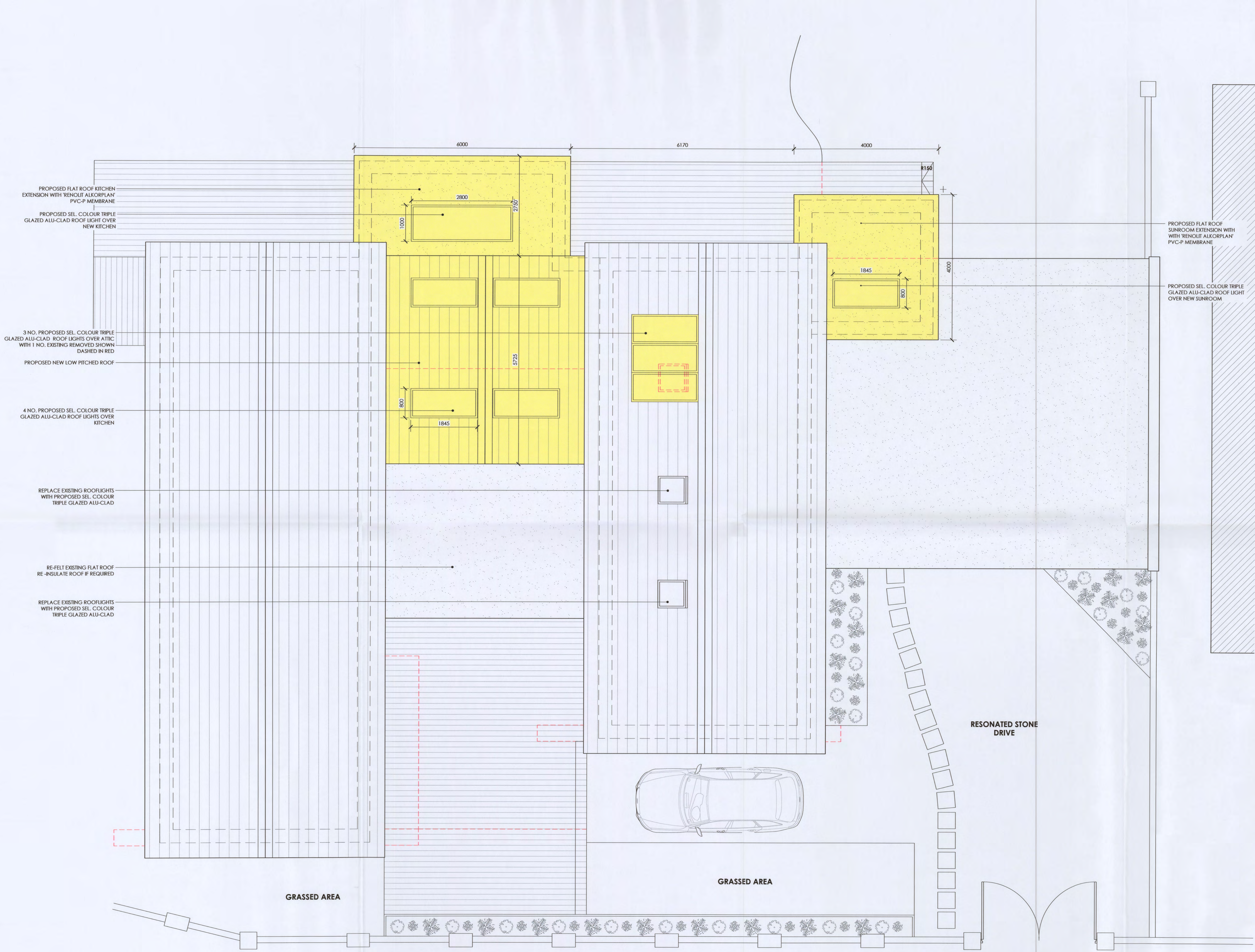


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PROJECT: RENOVATIONS TO EXISTING DWELLING
SITE ADDRESS: DUNE WATCH, SEAPPOINT, TERMONFECKIN, DROGHEDA, CO. LOUTH A92 KW96
CLIENT: RONAN PAIRCEIR

STAGE: SECTION 5	DRAWING TITLE: PROPOSED NORTH & SOUTH ELEVATIONS
DATE: MAY 2026	SCALE: 1:50 @ A1
PLOT DATE: 06.05.2026	REVISION: -
DRAWN BY: CR	PROJECT NO.: P92
CHECKED BY: JMCK	DRAWING NO.: PE-05



PROPOSED ROOF PLAN
SCALE 1:50 @ A1

- GENERAL NOTES
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LEGEND

- INDICATES AREAS OF PROPOSED NEW DEVELOPMENT
- INDICATES EXTENT OF REMOVAL OF ITEMS

SECTION 5

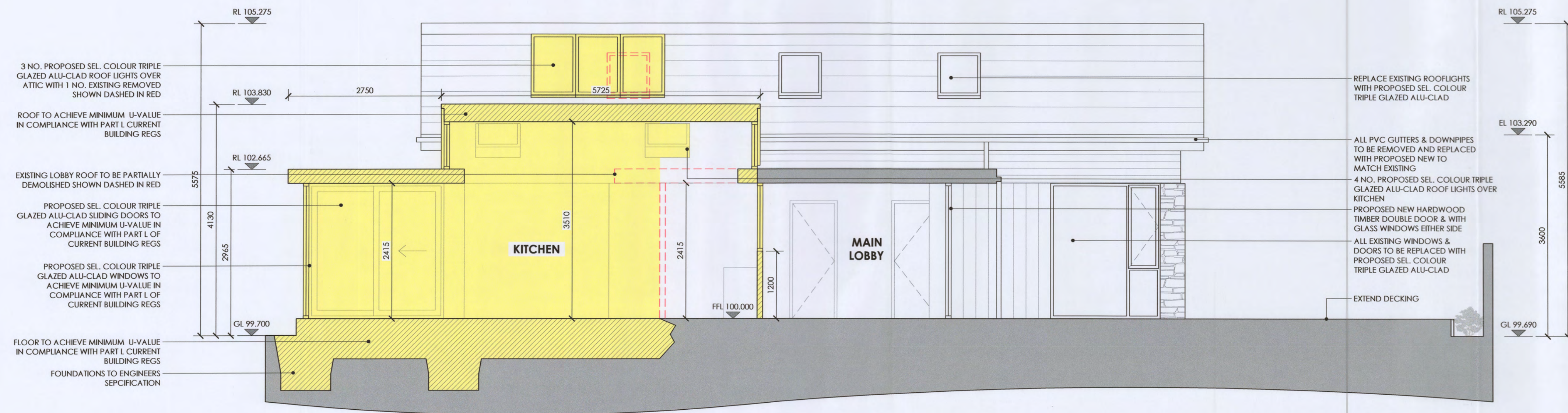


50 NORTH ROAD, DROGHEDA,
CO. LOUTH A92 W725

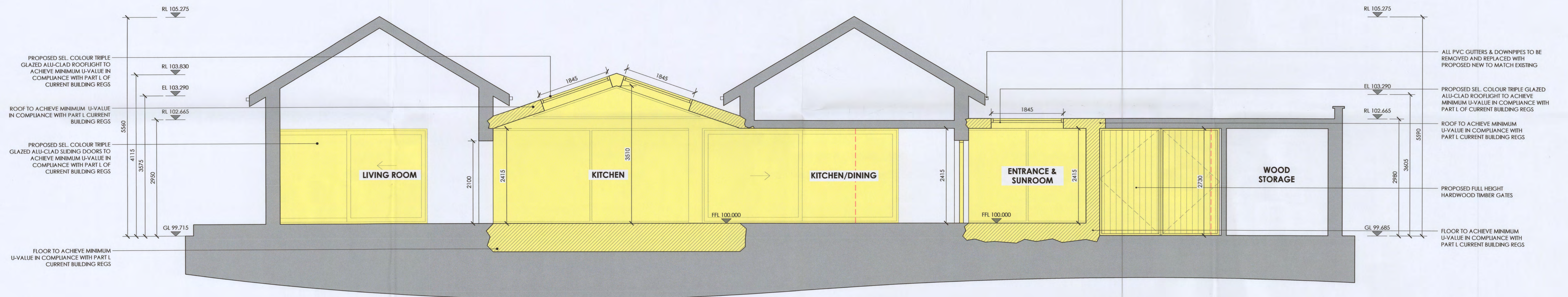
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P: 041 9832950

PROJECT: RENOVATIONS TO EXISTING DWELLING
SITE ADDRESS: DUNE WATCH, SEAPPOINT, TERMONFECKIN, DROGHEDA, CO. LOUTH A92 KW96
CLIENT: RONAN PAIRCEIR

STAGE: SECTION 5	DRAWING TITLE: PROPOSED ROOF PLAN
DATE: MAY 2026	SCALE: 1:50 @ A1
PLOT DATE: 06.05.2026	REVISION: -
DRAWN BY: CR	PROJECT NO.: P92
CHECKED BY: JMcK	DRAWING NO.: PE-04



PROPOSED SECTION 'B' - 'B'
SCALE 1:50 @ A1



PROPOSED SECTION 'A' - 'A'
SCALE 1:50 @ A1

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REV.	REVISION	DATE

LEGEND	
	INDICATES AREAS OF PROPOSED NEW DEVELOPMENT
	INDICATES EXTENT OF REMOVAL OF ITEMS

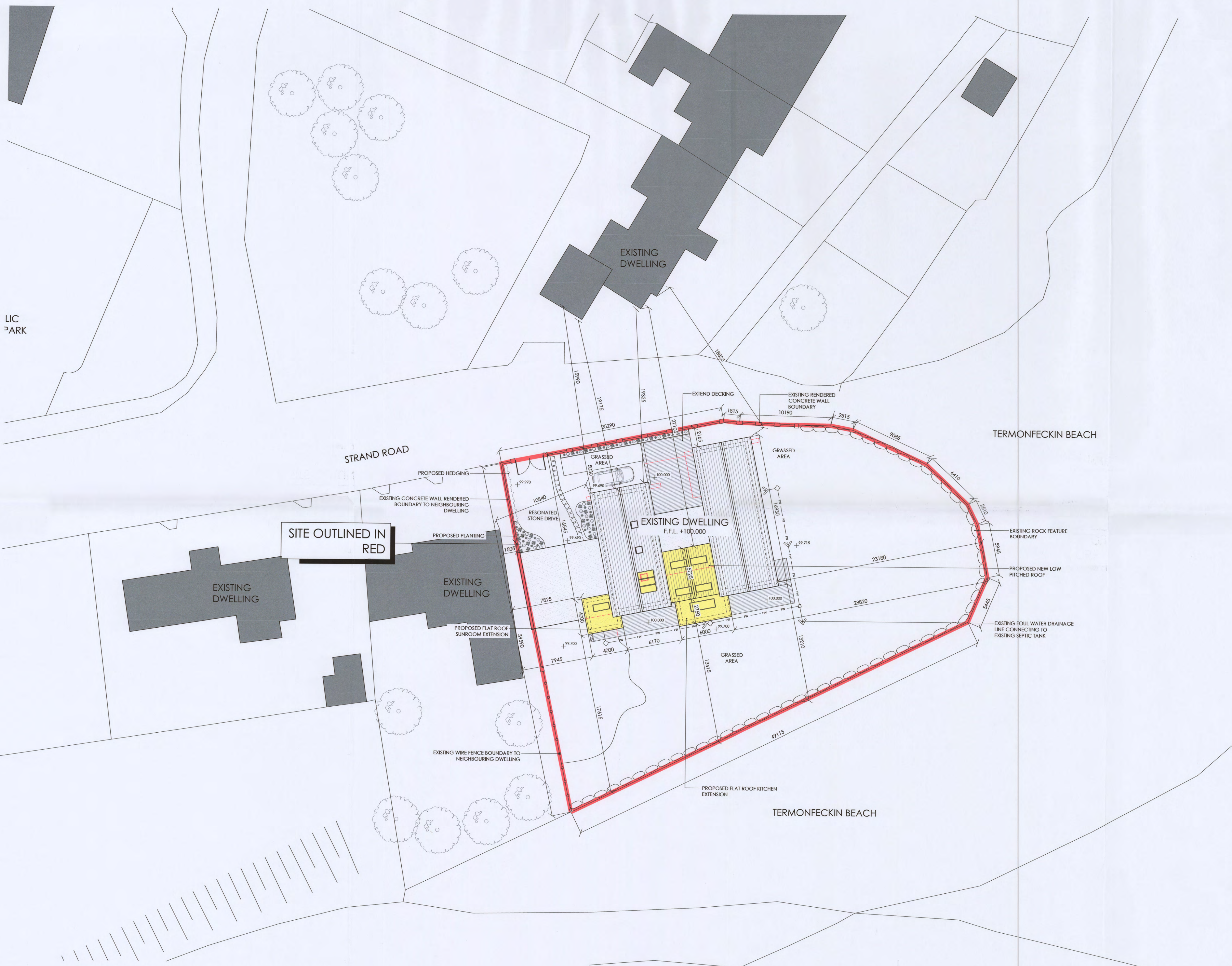
SECTION 5

50 NORTH ROAD, DROGHEDA,
CO. LOUTH A92 W725

W: www.mckevittking.ie
E: info@mckevittking.ie
P: 041 9832950

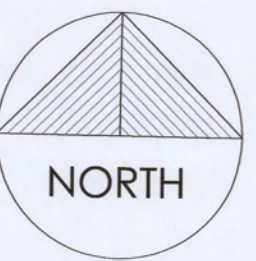
PROJECT: RENOVATIONS TO EXISTING DWELLING
SITE ADDRESS: DUNE WATCH, SEAPoint, TERMONFECKIN, DROGHEDA, CO. LOUTH A92 KW96
CLIENT: RONAN PAIRCER

STAGE: SECTION 5	DRAWING TITLE: PROPOSED SECTIONS
DATE: MAY 2026	SCALE: 1:50 @ A1
PLOT DATE: 06.05.2026	REVISION: --
DRAWN BY: CR	PROJECT NO.: P92
CHECKED BY: JMcK	DRAWING NO.: PE-07



- GENERAL NOTES
1. Do not scale off this drawing - figured dimensions only to be taken from drawings.
 2. All dimensions and/or levels to be checked on site before work commences. McKevitt King Architects to be informed of any discrepancies or variations between drawings & site conditions.
 3. Drawings to be read in conjunction with all relevant architectural, structural, civil, environmental, energy, fire safety, mechanical and/or electrical drawings/specifications.
 4. All work is to comply with the current Building Regulations.
 5. Copyright of this drawing is vested in the Architect and must not be copied or reproduced without consent.

REV.	REVISION	DATE

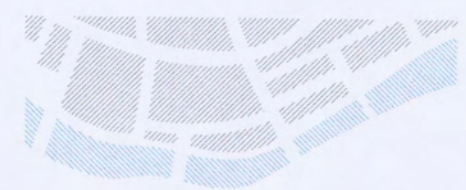


- LEGEND
- SITE OUTLINE IN RED
 - INDICATES AREAS OF PROPOSED NEW DEVELOPMENT
 - INDICATES EXTENT OF DEMOLITION / REMOVAL OF ITEMS
 - INDICATES EXISTING SPOT LEVEL
 - INDICATES FOUL WATER DRAINAGE

SITE OUTLINED IN RED

PROPOSED SITE LAYOUT PLAN
SCALE 1:200 @ A1

SECTION 5



50 NORTH ROAD, DROGHEDA,
CO. LOUTH A92 W725

W: www.mckevittking.ie
E: info@mckevittking.ie
P: 041 9832950

PROJECT: RENOVATIONS TO EXISTING DWELLING
SITE ADDRESS: DUNE WATCH, SEAPoint, TERMONFECKIN, DROGHEDA, CO. LOUTH A92 KW96
CLIENT: RONAN PAIRCER

STAGE: SECTION 5	DRAWING TITLE: PROPOSED SITE LAYOUT PLAN
DATE: MAY 2026	SCALE: 1:200 @ A1
PLOT DATE: 06.05.2026	REVISION: -
DRAWN BY: CR	PROJECT NO.: P92
CHECKED BY: JMcK	DRAWING NO.: PE-02

Louth County Council
Section 5 Declaration

Planning Ref: S5 2026/36

Applicant's Name: Ronan Pairceir

Type of Application: Section 5 Declaration

Development: Is the(a) construction of a new single storey kitchen extension to the rear of the existing dwelling (b) construction of new single storey sunroom extension to the rear of existing dwelling (c) all associated works development and is it or is it no exempt development

Site Location: Dune Watch, Seapoint, Termonfeckin, Drogheda.

Report Date 12th June 2026

Due Date: 18th June 2026

1.0 SITE LOCATION AND DESCRIPTION

The site is occupied by a detached single storey dwelling house, located at the end of Links Road. The Dwelling is immediately adjacent to Termonfeckin Beach. The surrounding area is residential in character.

Image 1: General location of the site:



2.0 PLANNING HISTORY

File.ref: 99/1512: Planning permission GRANTED for DWELLINGHOUSE

3.0 DECLARATION SOUGHT

The applicant's submitted question for determination within Section 7 of the application form states:

The proposed development will consist of the following:

- (a) Construction of new single-storey kitchen extension to the rear of the existing dwelling*
- (b) Construction of new single storey sunroom extension to rear of existing dwelling*
- (c) All associated site works.*

The Planning Authority shall consider the submitted question in the following rephased format:

'Is the (a) Construction of new single-storey kitchen extension to the rear of the existing dwelling, (b) the construction new single storey sunroom extension to rear of existing dwelling and (C) all associated site works development and is it or is it no exempt development?'

The applicant has submitted the following details and particulars:

- Section 5 Declaration Application Form.
- Existing and Proposed Site Plans
- Existing and proposed Floor Plans and Elevations, section drawings, roof plans
- Site location map

4.0 EIA SCREENING AND DETERMINATION

Council Directive 85/337/EEC (as amended) on the assessment of the effects of certain public and private projects on the environment ('the EIA Directive') is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of their environmental effects prior to development consent being granted. The latest amendments to the EIA Directive are provided under Directive 2014/52/EU and Circular letter PL 1/2017.

Based on information provided and having considered the nature, size and location of the subject development, I am satisfied that there is no real likelihood of significant effects on the environment and as such, an EIAR is not required.

5.0 APPROPRIATE ASSESSMENT

No screening report has been provided with this application. Having regard to the nature and scale of the subject (small scale domestic) development and the nature of the receiving environment, no appropriate assessment issues arise and it is not considered that the existing development would be likely to have a significant effect individually or in combination with other plans or projects on a European site (Special Area of Conservation or Special Protected Area) and as such an Appropriate Assessment (Stage 2 AA) is not required.

6.0 LEGISLATIVE CONTEXT

S.I. No. 662/2024 - The Planning and Development Act 2024 (Commencement) Order 2024

The Planning and Development Act 2024 (Commencement) Order 2024 states:

“The 2nd day of December 2024 is appointed as the day on which the following provisions of the Planning and Development Act 2024 (No. 34 of 2024) shall come into operation:

- (a) Sections 1 to 5;*
- (b) Part 26*

The Planning and Development Act 2024

Section 2 states:

“development” means—

- (a) the carrying out of works—*
 - (i) on, in, over or under land, or*
 - (ii) on, in, over or under the maritime area,*

or

- (b) the making of a material change in the use of—*
 - (i) land or any structure on land, or*
 - (ii) the sea, seabed or any structure, in the maritime area,*
- and includes the reclamation of land in the nearshore area;*

“exempted development” means—

- (a) development of a class prescribed under section 9, or
- (b) development that is exempted development by virtue of section 152;

“alteration” includes, in relation to a structure—

- (a) plastering or painting,
 - (b) the removal of plaster or stucco, and
 - (c) the replacement of a door, window or roof,
- that materially alters the external appearance of a structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures;*

“Structure” means—

- (a) a building, edifice, construction, excavation, or other thing constructed or made on, in or under any land, or a maritime site, or any part thereof, or
- (b) the land or maritime site on, in or under which such building, edifice, construction, excavation, other thing or part is situated;

“Works” includes an act or operation—

- (a) of construction, excavation, demolition, extension, alteration, repair or renewal (including in relation to a protected structure, a proposed protected structure or a structure situated in an architectural conservation area), on, in, over or under land or a maritime site,
- (b) consisting of the application of plaster, paint, wallpaper, tiles or other material to the surface of a protected structure or proposed protected structure or the removal of plaster, paint, wallpaper, tiles or other material from such surface, and
- (c) consisting of the application of plaster, paint, wallpaper, tiles or other material to the exterior of a structure situated in an architectural conservation area or the removal of plaster, paint, wallpaper, tiles or other material from such exterior.

The Planning and Development Act, 2000 (as amended)

Section 5 states:

- (1) *“If any question arises as to what, in any particular case, is or is not development or 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, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.*
- (2) (a) *Subject to paragraph (b), a planning authority shall issue the declaration on the question that has arisen and the main reasons and considerations on which its decision is based to the person who made the request under subsection (1),*

and, where appropriate, the owner and occupier of the land in question, within 4 weeks of the receipt of the request.

(b) A planning authority may require any person who made a request under subsection (1) to submit further information with regard to the request in order to enable the authority to issue the declaration on the question and, where further information is received under this paragraph, the planning authority shall issue the declaration within 3 weeks of the date of the receipt of the further information.

(c) A planning authority may also request persons in addition to those referred to in paragraph (b) to submit information in order to enable the authority to issue the declaration on the question.”

Section 32:

Section 32 sets out a general obligation to obtain planning permission in respect of any development of land, not being exempted development, and in the case of development, which is unauthorised, for the retention of that unauthorised development.

The Planning and Development Regulations 2001, (as amended)

Part 2, Article 6 (1) states:

(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.

Part 2, Article 9: Restrictions on Exempted Development:

Article 9(1) sets out the restrictions on exemption and the instances whereby development to which article 6 relates shall not be exempted development for the purposes of the Act.

Planning and Development Act 2000 (as amended)

Section 4 (1) – Exempted Development – the following shall be exempted development 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;

7.0 ASSESSMENT

Does the subject works constitute development?

In having regard to the definition of 'development' within Section 2 of the Planning and Development Act 2024 as being *"the carrying out of works on, in, over or under lands or the making of any material change in the use of any structures or other land,"* and whereby 'works' *"includes an act or operation—*

(a) of construction, excavation, demolition, extension, alteration, repair or renewal (including in relation to a protected structure, a proposed protected structure or a structure situated in an architectural conservation area), on, in, over or under land or a maritime site,"

The proposed construction of a single-storey kitchen extension and sunroom extension constitutes works and therefore constitutes development.

Do the works constitute exempt development?

Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001, as amended gives the description of exempted development and states the following in relation to development within the Curtlidge of a house:

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

The submitted drawings indicate that:

- The kitchen extension is located to the rear (south) of the dwelling
- The sunroom extension is located to the rear/side of the dwelling

Assessment under Column 2 of Class 1 (Conditions and Limitations)

In relation to the conditions and limitations in Column 2, pertaining to Class 1, the following is noted:

- 1(a) - The dwelling has not previously been extended; however, the proposed development comprises a total floor area of 44.5sqm, which exceeds the maximum exempted threshold of 40sqm.
- 1(b) & 1(c) - The dwelling is detached, and all proposed development is at ground floor level.
- 2(a), 2(b), 2(c) - No previous extensions exist; all works relate to ground floor only.
- 3 - The proposed extension is single-storey in design and therefore complies.
- 4(b) - The rear elevation includes gables, and the height of the proposed extension walls does not exceed the height of the existing rear wall.

- 4(c) - The height of the extension roof does not exceed the highest part of the existing dwelling.
- 5 - The development retains private open space in excess of 25sqm.
- 6(a) - All windows are located more than 1 metre from the boundaries they face.
- 6(b) / 6(c) - Not applicable, as the development is single-storey.

Having regard to the foregoing, it is considered that the proposed development contravenes the conditions and limitations of Class 1, Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended), specifically Condition 1(a), as the total floor area of the proposed extensions (44.5sqm) exceeds the maximum permitted 40sqm. Accordingly, the proposed development constitutes development and is not exempted development.

8.0 CONCLUSION AND RECOMMENDATION

Having regard to the foregoing, it is considered that:

- a. Construction of new single-storey kitchen extension to the rear of the existing dwelling
- b. Construction new single storey sunroom extension to rear of existing dwelling
- c. All associated site works.

Constitutes development within the meaning of Section 2 of the Planning and Development Act 2000 (as amended), that contravenes the conditions and limitation of 1(a) of Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended) and is therefore development that is **not exempted** development.

Accordingly, it is recommended that an Order along the following lines is issued:

WHEREAS a question has arisen pursuant to Section 5 of the Planning and Development Act 2000 (as amended) as to whether the construction of new single-storey kitchen extension to the rear of the existing dwelling, construction new single storey sunroom extension to rear of existing dwelling and all associated site works. at Dune Watch, Seapoint, Termonfeckin, Drogheda is development and is it or is it not exempted development.

AND WHEREAS the said question was referred to Louth County Council by Ronan Pairceir

AND WHEREAS Louth County Council, in consideration of this question has had regard particularly to:

- (a) The definition of “*development*” in Section 2 of the Planning & Development Act 2024 (as amended).
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended.)
- (c) Class 1, Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- (d) The plans and particulars submitted to the Planning Authority.
- (e) The Planning history pertaining to the site.

AND WHEREAS Louth County Council has concluded on the basis of the information submitted that the:

- (a) Construction of new single-storey kitchen extension to the rear of the existing dwelling
- (b) Construction new single storey sunroom extension to rear of existing dwelling
- (c) All associated site works.

Constitutes “**works**” which **constitutes “development”** within the meaning of Section 2 of the Planning and Development Act 2024 (as amended) and that the said development contravenes the conditions and limitation of 1(a) of Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended) and is therefore development that is **not exempted development**.

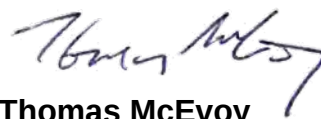
NOW THEREFORE Louth County Council in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that ‘Construction of new single-storey kitchen extension to the rear of the existing dwelling, the construction new single storey sunroom extension to rear of existing dwelling and all associated site works. is **development** that is **not exempted development**.



Helen Conlon
Executive Planner
Date: 12/06/2026



Turlough King
A/Senior Planner
Date: 12/06/2026



Thomas McEvoy
Director of Services
Date: 12/06/2026

LOUTH COUNTY COUNCIL

CHIEF EXECUTIVE'S ORDER

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Section 5 Exempted Development

Chief Executive's Order No:	442/2026
Reference No:	S5 2026/36
Date Application Received:	22/05/2026
Description of Development:	Whether the (a) construction of a new single storey kitchen extension to the rear of the existing dwelling (b) construction of new single storey sunroom extension to the rear of existing dwelling (c) all associated works development and is it or is it no exempt development?
Name of Applicant:	Ronan Pairceir
Location of Development	Dune Watch, Seapoint, Termonfeckin, Drogheda, Co. Louth

WHEREAS a question has arisen pursuant to Section 5 of the Planning and Development Act 2000 (as amended) as to whether the construction of new single-storey kitchen extension to the rear of the existing dwelling, construction new single storey sunroom extension to rear of existing dwelling and all associated site works.at Dune Watch, Seapoint, Termonfeckin, Drogheda is development and is it or is it not exempted development.

AND WHEREAS the said question was referred to Louth County Council by Ronan Pairceir.

AND WHEREAS Louth County Council, in consideration of this question has had regard particularly to:

- (a) The definition of "*development*" in Section 2 of the Planning & Development Act 2024 (as amended).
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended.)
- (c) Class 1, Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- (d) The plans and particulars submitted to the Planning Authority.
The Planning history pertaining to the site.

AND WHEREAS Louth County Council has concluded on the basis of the information submitted that the:

- (a) Construction of new single-storey kitchen extension to the rear of the existing dwelling
- (b) Construction new single storey sunroom extension to rear of existing dwelling
- (c) All associated site works.

Constitutes “**works**” which **constitutes “development”** within the meaning of Section 2 of the Planning and Development Act 2024 (as amended) and that the said development contravenes the conditions and limitation of 1(a) of Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended) and is therefore development that is **not exempted development**.

NOW THEREFORE Louth County Council in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that ‘Construction of new single-storey kitchen extension to the rear of the existing dwelling, the construction new single storey sunroom extension to rear of existing dwelling and all associated site works. is **development** that is **not exempted development**.



SIGNED:

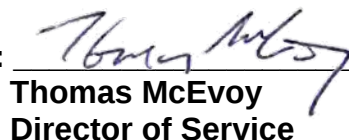
Helen Conlon
Executive Planner

Date: 12/06/2026

ORDER:

In pursuance of the powers conferred upon the Council by the above Act, I concur with the above recommendation and hereby direct that a **Declaration of Exemption be REFUSED** for development as described above.

Signed:



Thomas McEvoy
Director of Service

Date: 12/06/2026

To whom this function has been delegated in accordance with the provisions of Section 154 of the Local Government Act, 2001 by Order No. CE.S. 201/25 dated the 14th day of May 2025.



Comhairle Contae Lú
Louth County Council

Ronan Pairceir
c/o McKevitt King Architects
50 North Road
Drogheda
Co Louth
A92 W725

12th June 2026

Re: Ref. S5 2026/36

Application for Declaration of “Exempted Development” Part 1, Section 5 Planning & Development Act, 2000 (as amended) as to ‘Whether the (a) construction of a new single storey kitchen extension to the rear of the existing dwelling (b) construction of new single storey sunroom extension to the rear of existing dwelling (c) all associated works development and is it or is it no exempt development?’

Dear Sir/Madam,

I wish to acknowledge receipt of your application received on 22nd May 2026 in relation to the above. Having assessed all information and enclosures received with the application, the Planning Authority wishes to advise as follows: -

WHEREAS a question has arisen pursuant to Section 5 of the Planning and Development Act 2000 (as amended) as to whether the construction of new single-storey kitchen extension to the rear of the existing dwelling, construction new single storey sunroom extension to rear of existing dwelling and all associated site works at Dune Watch, Seapoint, Termonfeckin, Drogheda is development and is it or is it not exempted development.

AND WHEREAS the said question was referred to Louth County Council by Ronan Pairceir

Comhairle Contae Lú
Halla an Bhaile
Sráid Crowe
Dún Dealgan
Contae Lú
A91 W20C

Louth County Council
Town Hall
Crowe Street
Dundalk
County Louth
A91 W20C

T + 353 42 9335457
E info@louthcoco.ie
W www.louthcoco.ie

Cuirfear fáilte roimh chomhfhreagras Gaeilge - Correspondence in Irish is welcome
Féach foláirimh faoi Lú ón gComhairle ag www.mapalerter.ie/Louth
View Council alerts for Louth at www.mapalerter.ie/Louth

AND WHEREAS Louth County Council, in consideration of this question has had regard particularly to:

- (a) The definition of “*development*” in Section 2 of the Planning & Development Act 2024 (as amended).
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended.)
- (c) Class 1, Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended)
- (d) The plans and particulars submitted to the Planning Authority.
The Planning history pertaining to the site.

AND WHEREAS Louth County Council has concluded on the basis of the information submitted that the:

- (a) Construction of new single-storey kitchen extension to the rear of the existing dwelling
- (b) Construction new single storey sunroom extension to rear of existing dwelling
- (c) All associated site works.

Constitutes “**works**” which **constitutes “development”** within the meaning of Section 2 of the Planning and Development Act 2024 (as amended) and that the said development contravenes the conditions and limitation of 1(a) of Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended) and is therefore development that is **not exempted development**.

NOW THEREFORE Louth County Council in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that ‘Construction of new single-storey kitchen extension to the rear of the existing dwelling, the construction new single storey sunroom extension to rear of existing dwelling and all associated site works. is **development** that is **not exempted development**.

In Summary

A Declaration of Exemption is hereby REFUSED for the works as detailed on the plans and particulars submitted on 22nd May 2026.

This decision may be referred by you to An Coimisiún Pleanála for review within 4 weeks of the date of this letter subject to the payment of the appropriate fee.

Yours faithfully,

A handwritten signature in blue ink that reads "Brian Duffy". The signature is written in a cursive style with a long horizontal stroke at the end.

Brian Duffy
Planning Section