

# Comhairle Contae Chill Mhantáin Wicklow County Council

Forbairt Pleanála agus Comhshaol  
Planning Development and Environment

Áras An Chontae / County Buildings  
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Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

John McDonald

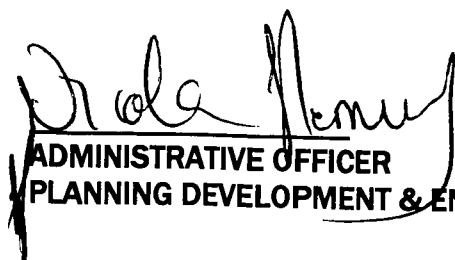
10<sup>th</sup> January 2024

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX85/2023 –

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

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

Is mise, le meas,



ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT.

Tá an daiciméad seo ar fáil i bhformáidí eile ar iarratas.  
This document is available in alternative formats on request.

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísí, Forbairt Pleanála agus Comhshaol.  
All correspondence should be addressed to the Director of Services, Planning Development & Environment.





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

**Applicant:** John McDonald

**Location:**

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CHIEF EXECUTIVE ORDER NO. CE/PDE/32/2024

A question has arisen as to whether “the construction of an extension” at 17 Camaderry Road, Bray, Co. Wicklow is or is not exempted development.


### Having regard to:

- a) The details submitted with the Section 5 Declaration.
- b) An Bord Pleanála Declaration RL 3523, RL3491, RL2506
- c) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- d) Article 6, 9 and Schedule 2, Part 1 : Class 1 of the Planning and Development Regulations 2001 (as amended)

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

- The construction of a new extension comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- the extension to the house would not come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, as the extension projects 1.8m to the side of the rear wall of the dwelling.

**The Planning Authority considers that “the construction of an extension” at 17 Camaderry Road, Bray, Co. Wicklow is development and is not exempted development.**

Signed:   
ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT

Dated  January 2024



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PDE/32/2024

Reference Number: EX85/2023  
Name of Applicant: John McDonald  
Nature of Application: Section 5 Referral as to whether or not "the construction of an extension" is or is not exempted development.  
Location of Subject Site: 17 Camaderry Road, Bray, Co. Wicklow

Report from Edel Bermingham SFP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "the construction of an extension" at 17 Camaderry Road, Bray, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Having regard to:

- a) The details submitted with the Section 5 Declaration.
- b) An Bord Pleanála Declaration RL 3523, RL3491, RL2506
- c) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- d) Article 6, 9 and Schedule 2, Part 1 : Class 1 of the Planning and Development Regulations 2001 (as amended)

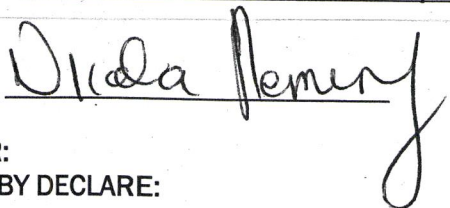
Main Reason with respect to Section 5 Declaration:

- The construction of a new extension comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- the extension to the house would not come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, as the extension projects 1.8m to the side of the rear wall of the dwelling.

Recommendation

The Planning Authority considers that "construction of an extension" at 17 Camaderry Road, Bray, Co. Wicklow is development and is not exempted development as recommended in the report by the SEP.

Signed



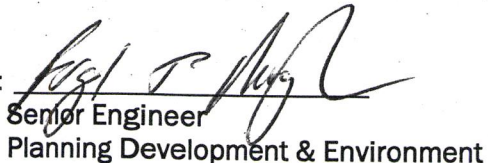
Dated 10<sup>th</sup> day of January 2024

ORDER:

I HEREBY DECLARE:

That "the construction of an extension" at 17 Camaderry Road, Bray, Co. Wicklow is development and is not exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed:



Senior Engineer  
Planning Development & Environment

Dated 10<sup>th</sup> day of January 2024

## **Section 5 Application EX 85/2023**

Date : 8<sup>th</sup> January 2024

Applicant : John Mc Donald

Address : 17 Camaderry Road, Bray.

Exemption Whether or not :

Construction of an extension ,

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

### **Planning History :**

N/A

### **Relevant legislation :**

Planning and Development Act 2000 ( as amended)

"habitable house" means a house which—

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

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

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

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



### Section 3 :

3.—(1) In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

### Section 4 :

4.—(1) The following shall be exempted developments for the purposes of this Act—

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

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

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

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

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

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

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

*Planning and Development Regulations 2001(as amended).*

### Article 5

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

### Article 6

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

Article 9(1) Note see Regulations for full Article

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

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

< See Regulations for List>

## Schedule 2 : Part 1

### **CLASS 1**

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

#### Conditions/ Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

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

#### **CLASS 5**

The construction, erection or alteration, within or bounding the curtilage of a house, of a gate, gateway, railing or wooden fence or a wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.

#### **Conditions and Limitations**

1. The height of any such structure shall not exceed 2 metres or, in the case of a wall or fence within or bounding any garden or other space in front of a house, 1.2 metres.

2. Every wall other than a dry or natural stone wall bounding any garden or other space shall be capped and the face of any wall of concrete or concrete block (other than blocks with decorative finish) which will be visible from any road, path or public area, including public open space, shall be rendered or plastered.

3. No such structure shall be a metal palisade or other security fence.

### **An Bord Pleanála Referrals**

#### **RL3523**

An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the first floor extension built at the side and to the rear of 5 Church Avenue, Sandymount, Dublin is development and is not exempted development. Whether a first floor extension built at the side and to the rear of 5 Church Avenue, Sandymount, Dublin is or is not development or is or is not exempted development.

The first floor extension constitutes works, which come within the scope of Section 3(1) of the Planning and Development Act 2000, and, therefore, constitutes development, (b) the development does not come within the scope of section 4(1)(h) of the Planning and Development Act, 2000, and (c) the first floor extension does not come within the scope of the exemption provided in Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 as it is positioned to the side rather than the rear of the existing house.

#### **RL.3491**

An Bord Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the 2000 Act, hereby decides that the said extension and alterations to an existing house at Annascannon, Thomastown, Killucan, County Westmeath, are development and are not exempted development.

(i) the extension and alterations to the house comprised works, which constitutes development, (ii) the extended area of the house fails to come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, arising from its location partly to the side of the house, (iii) neither the extension nor the alterations undertaken come under the exemption under section 4(1)(h) of the Planning and Development Act, 2000, as amended, arising from the nature and scale of the interventions made, which substantially exceed the scope of "maintenance, improvement or other alteration",

#### **RL 2506**

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the said extension at 38 Ragoon Road, Shantalla, Galway is not exempted development.

AND WHEREAS An Bord Pleanála has concluded that - the extension would not come within the scope of the exemption provided in Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, because it is positioned partly to the side, projecting beyond the side wall of the house by a distance of 1.95 metres.

#### *Extract Inspectors Report*

*The view can be taken that the "rear of the house" is confined to the area beyond the rear wall of the main house, excluding any additions by way of extensions, or structures ancillary to the residential use of the house that project beyond the side/gable wall. As such, the extension would not fall within the definition of Class One in that an extension must extend from and beyond the rear of the house if it is to be in accordance with the description within Class One. On the basis of the foregoing, it can be concluded that there is no provision for exemptions for development to the side, even if the projection is at the rear of the house such as in the case of the development subject of the Question and therefore that the development is development and is not exempted development.*

#### **Assessment :**

The application seeks a declaration as to whether the construction of an extension is exempted development within the meaning of the Planning and Development Acts 2000 ( as amended).

The applicant has submitted drawings which are for a House Extension and Renovation works. Drawing NO. GA/03-01 indicate a greyed area to the proposed ground floor rear which also from the drawing sits to the side of the dwelling. The overall extension is 29.8 sqm from drawing details. Overall height 2.8m, with the extension c. 0.6m m above ground level given

Drawings show a patio area outside of the extension which is at a level of c. 0.8m above ground level, although this element has not been queried as part of this Section 5.

In the first instance it is considered that the construction of an extension would come within the definition of works under the Planning and Development Act 2000 ( as amended), and would therefore be development having regard to the provisions of Section 3 of that Act.

Class 1: Part 1 : Schedule 2 is the relevant exemption with respect to the provision of extensions. This exemption is for :

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 documents indicate that the extension is mainly to the rear, but is also extends beyond the side wall of the existing dwelling by c. 1.8m . The exemption description relates to works to the rear of the house. Whilst the extent of the rear is not defined, from a review of An Bord Pleanala Declarations it is evident that such relates to the rear wall of the house. In particular reference RL2506 indicated that the projections beyond the side wall of the house by 1.95m was not exempted development. Therefore in light of the Declarations of An Bord Pleanala, and the details submitted the exemption would not come within the provisions of Class 1.

Note a new boundary wall is identified which is 2.4m in height at points, as set out in drawings, this would not come within Class 5, note this element does not form part of the query.

### **Recommendation :**

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

The erection of an extension at 17 Camaderry Road, Bray, Co. Wicklow

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

The Planning Authority consider that :

The erection an extension at 17 Camaderry Road, Bray, Co. Wicklow is development and is **not exempted development**.

Main Considerations with respect to Section 5 Declaration :

- a) The details submitted with the Section 5 Declaration.
- b) An Bord Pleanala Declaration RL 3523, RL3491, RL2506
- c) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- d) Article 6, 9 and Schedule 2, Part 1 : Class 1 of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration :

- The construction of a new extension comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- the extension to the house would not come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, as the extension projects 1.8m to the side of the rear wall of the dwelling.

6 | Page  
J. L. Bermingham SSP 8/1/2024

Issue declaration as recommended  
Fygl T Mij L 82  
10/01/24

## **MEMORANDUM**

### **WICKLOW COUNTY COUNCIL**

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**TO: Edel Bermingham**  
**Senior Executive Planner**


**FROM: Nicola Fleming**  
**Staff Officer**

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**RE:- Application for Certificate of Exemption under Section 5 of the  
Planning and Development Acts 2000 (as amended).  
EX85/2023 – John McDonald**

I enclose herewith application for Section 5 Declaration received 08/12/2023

The due date on this declaration is 12<sup>th</sup> January 2024.

  
\_\_\_\_\_  
**Staff Officer**  
**Planning Development & Environment**



**Comhairle Contae Chill Mhantáin**  
**Wicklow County Council**

**Forbairt Pleanála agus Comhshaol**  
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John McDonald

12<sup>th</sup> December 2023

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX85/2023**

A Chara

I wish to acknowledge receipt on 08/12/2023 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 12/01/2024.

Mise le meas

  
\_\_\_\_\_  
**NICOLA FLEMING**

**STAFF OFFICER**

**PLANNING DEVELOPMENT AND ENVIRONMENT**





Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

08/12/2023 15 01 46

Receipt No L1/0/322630  
\*\*\*\*\* REPRINT \*\*\*\*\*

JOHN MCDONALD  
17 CAMADERRY ROAD  
BRAY  
CO WICKOW

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total	80 00 EUR
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Tendered	
Credit Card	80 00

Change	0 00
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Issued By Katie Finn  
From Customer Service Hub  
Vat reg No 0015233H



Wicklow County Council  
County Buildings  
Wicklow  
Co Wicklow  
Telephone 0404 20148  
Fax 0404 69462

**Office Use Only**

RECEIVED 08 DEC 2023  
Date Received \_\_\_\_\_

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

**APPLICATION FORM FOR A  
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &  
DEVELOPMENT ACTS 2000 (AS AMENDED) AS TO WHAT IS OR IS NOT  
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

**1. Applicant Details**

- (a) Name of applicant: John McDonald  
Address of applicant:

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

**2. Agents Details (Where Applicable)**

- (b) Name of Agent (where applicable) n/a  
Address of Agent : n/a

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

**3. Declaration Details**

- i. Location of Development subject of Declaration: 17 Camaderry Road, Bray,  
Wicklow, A98K589.

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

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier n/a

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration

**– I am extending my home and availing of the vacant property grant. I have been requested to require and exemption notice in order to avail of the grant.**

*Additional details may be submitted by way of separate submission.*

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration –

**I am not entirely sure but from the additional notes section of this application Class 1 Part 1 of Schedule 2 is referenced – I think that is the relevant section.**

*Additional details may be submitted by way of separate submission.*

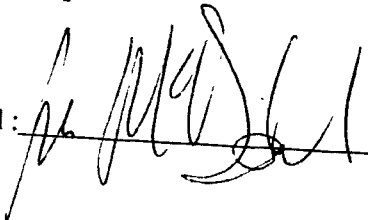
vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure ( or proposed protected structure)

No

vii. List of Plans, Drawings submitted with this Declaration Application

I have attached the plans provided to me by the architect. They show existing and proposed drawings along with a number of other maps etc.

- viii. Fee of € 80 Attached ? I don't have a cheque book – can I pay by card over the phone?

Signed :  Dated : 7/12/23

**Additional Notes :**

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below :

A. Extension to dwelling - Class 1 Part 1 of Schedule 2

- Site Location Map
- Floor area of structure in question - whether proposed or existing.
- Floor area of all relevant structures e.g. previous extensions.
- Floor plans and elevations of relevant structures.
- Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000( as amended) there is a certification process with respect to land reclamation works as set out under the European Communities ( Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

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

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

# GENERAL ARRANGEMENT DRAWINGS

FOR: HOUSE EXTENSION AND RENOVATION WORKS, ALL  
TOGETHER WITH ASSOCIATED SITE WORKS

AT: NO.17, CAMADERRY ROAD, BRAY, CO. WICKLOW

APPLICANT(S): JOHN MCDONALD & ANNA CONLAN

DATE: NOVEMBER 2023



THE PADRAIG SMITH PARTNERSHIP  
ARCHITECTS PLANNERS DESIGNERS  
PROJECT MANAGEMENT CONSULTANTS

The Redhouse,  
Market Square,  
Wicklow Town, Ireland.  
Phone: 0404-69478  
Fax: 0404-66584

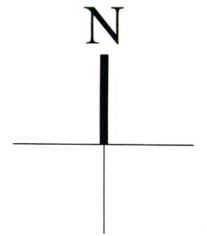






THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL/ ENGINEERS DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED (NOT SCALING). WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN DOUBT - "ASK".

**NOTE:**  
THESE WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH AND FULLY COMPLY WITH THE CURRENT BUILDING REGULATIONS, AS PER BUILDING CONTROL ACT AND BUILDING CONTROL REGULATIONS



REV.A - DRAWINGS UPDATED FOLLOWING SITE VISIT WITH JOHN McDONALD (EMPLOYER), JAMIE LOUGHLIN (CONTRACTOR) & LIAM MURPHY (Q.S.) AND LIST OF AMENDMENTS WITH MARK-UP SKETCH AS ISSUED BY LIAM MURPHY 16.11.2023

SITE OUTLINED IN RED

SHEET REF:

OSI LICENCE NO.:CYAL50313328

SCALE:	1:2500
DATE:	NOVEMBER 2023
OUR REF:	MCDJ 22/63
NO:	GA/02-01
© This drawing is copyright.X	



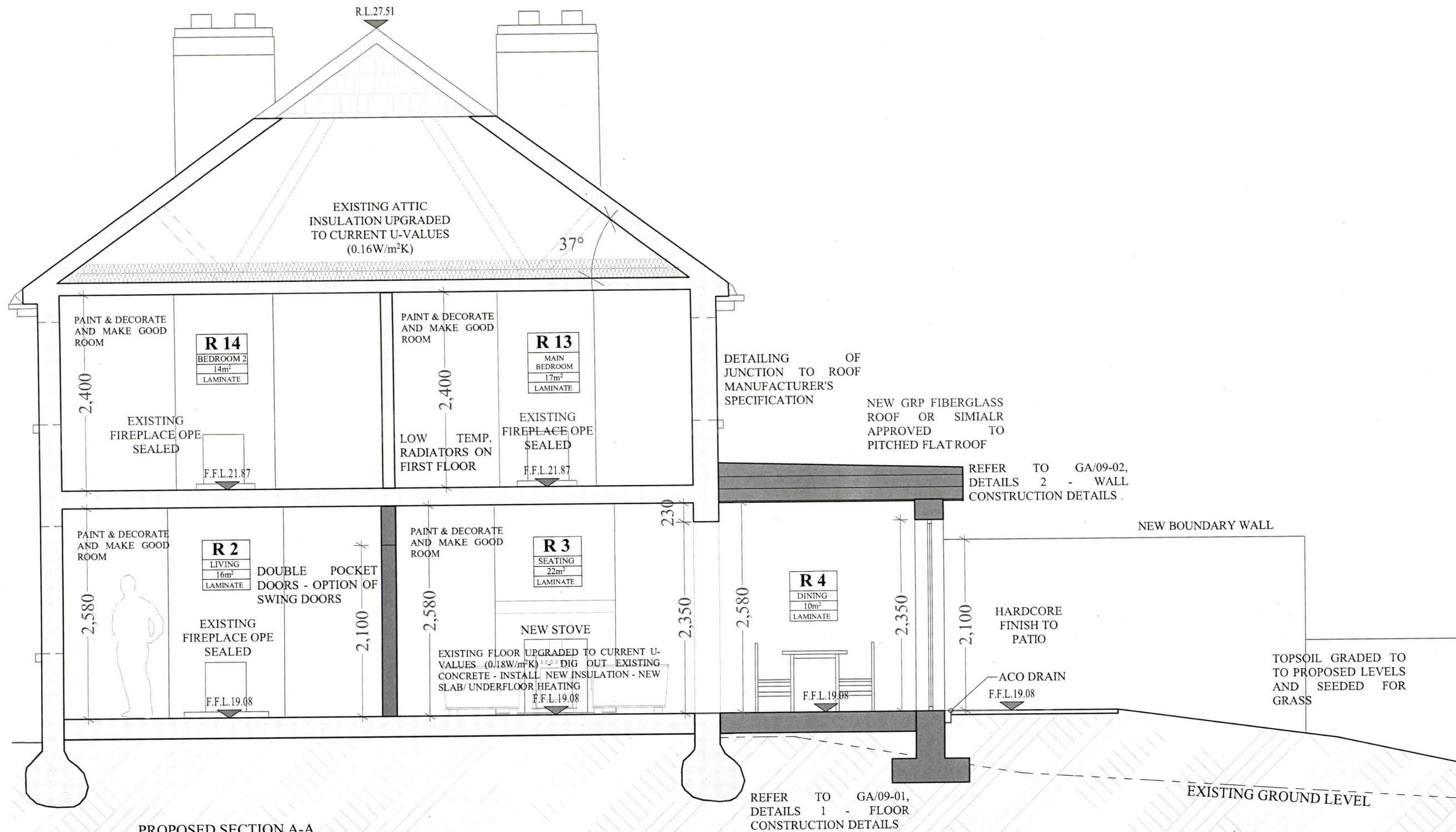
**THE PADRAIG SMITH PARTNERSHIP**  
ARCHITECTS PLANNERS DESIGNERS

Market Square  
Wicklow  
Ireland  
Phone 0404-69478  
Fax 0404-66584



PROJECT:	DWELLING AT NO.17 CAMADERRY ROAD
TITLE:	SITE LOCATION MAP





PROPOSED SECTION A-A  
SCALE 1:50

REFER TO GA/09-01,  
DETAILS 1 - FLOOR  
CONSTRUCTION DETAILS

REFER TO GA/09-02,  
DETAILS 2 - WALL  
CONSTRUCTION DETAILS

NEW BOUNDARY WALL

HARDCORE  
FINISH TO  
PATIO

TOPSOIL GRADED TO  
TO PROPOSED LEVELS  
AND SEEDED FOR  
GRASS

EXISTING GROUND LEVEL

REV.A - DRAWINGS UPDATED FOLLOWING SITE VISIT  
WITH JOHN McDONALD (EMPLOYER), JAMIE LOUGHLIN  
(CONTRACTOR) & LIAM MURPHY (Q.S.) AND LIST OF  
AMENDMENTS WITH MARK-UP SKETCH AS ISSUED BY  
LIAM MURPHY 16.11.2023




THE PADRAIG SMITH PARTNERSHIP  
ARCHITECTS PLANNERS DESIGNERS  
RED HOUSE, MARKET SQUARE,  
WICKLOW TOWN, CO. WICKLOW, IRELAND.  
Phone: 0404 66478 Fax: 0404 66584

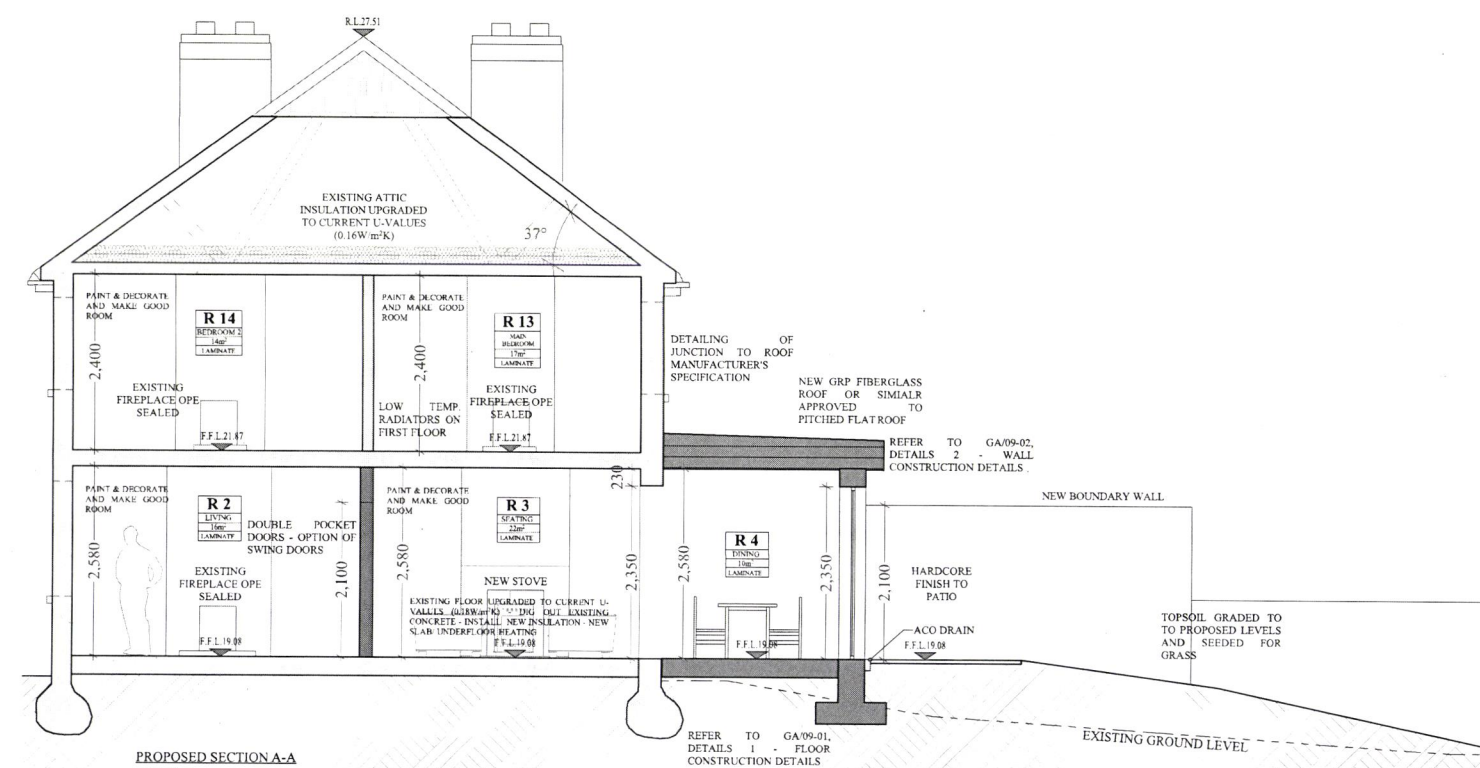
PROJECT:  
DWELLING AT NO.17  
CAMADERRY ROAD

TITLE:  
PROPOSED SECTION A-A

DWG NO.	SCALE	DATE	DRAWN BY	CHECKED
GA/06-01	1:50	NOVEMBER 2023		

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ARRANGEMENT DRAWINGS - REV.A.pln



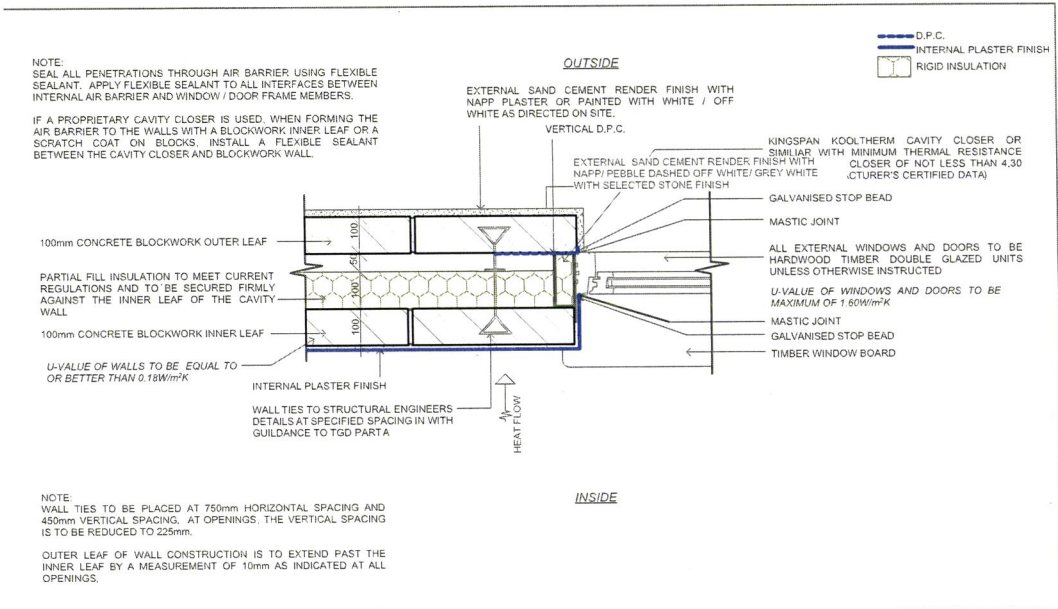


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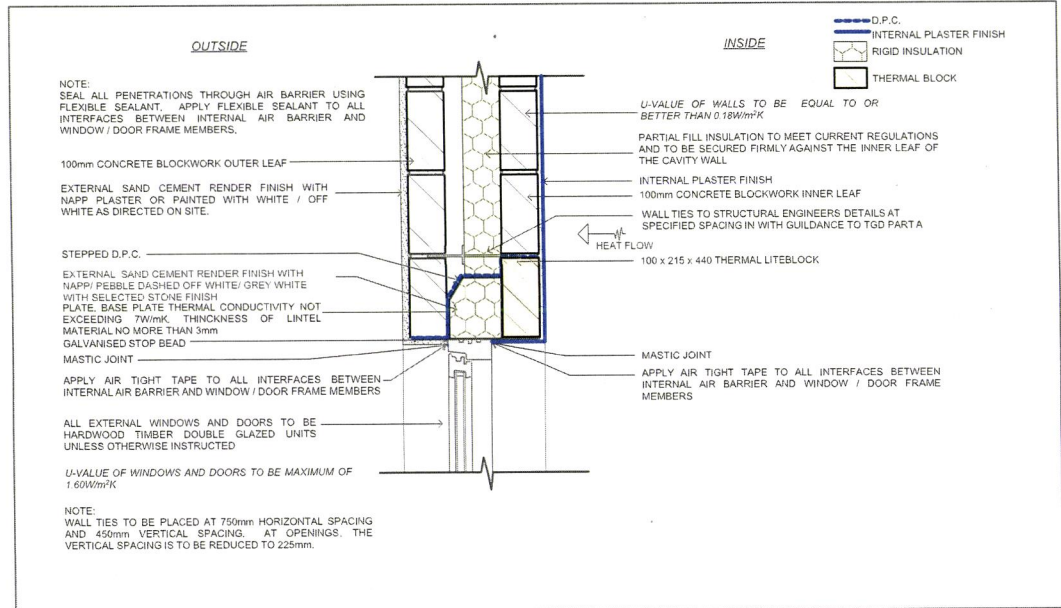
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ARRANGEMENT DRAWINGS - REV.A.pln

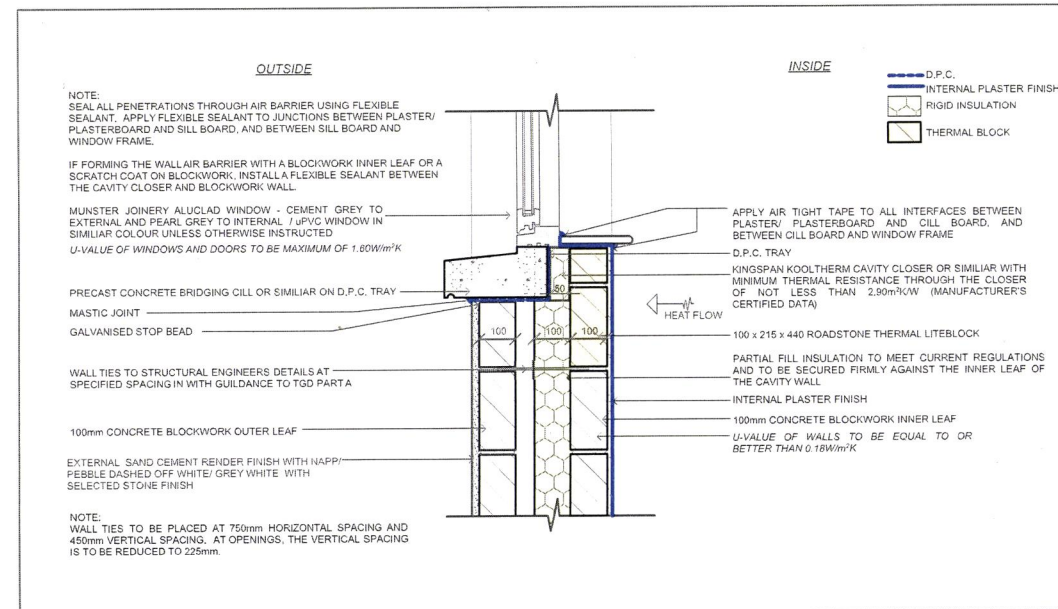




DETAIL 01.05 - WINDOW JAMB DETAIL




DETAIL 01.06 - DOOR / WINDOW HEAD - PERFORATED STEEL LINTEL




DETAIL 01.04 - WINDOW CILL DETAIL

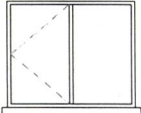
REV.A - DRAWINGS UPDATED FOLLOWING SITE VISIT WITH JOHN McDONALD (EMPLOYER), JAMIE LOUGHLIN (CONTRACTOR) & LIAM MURPHY (Q.S.) AND LIST OF AMENDMENTS WITH MARK-UP SKETCH AS ISSUED BY LIAM MURPHY 16.11.2023

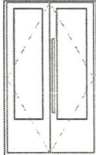
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PROJECT: <b>DWELLING AT NO.17 CAMADERRY ROAD</b>														
TITLE: <b>DETAILS 2</b>														
DWG NO: GA/09-02		REVISION <table border="1"> <tr> <td>1</td> <td>2</td> <td>3</td> <td>4</td> <td>5</td> <td>6</td> <td>7</td> <td>8</td> <td>9</td> <td>10</td> </tr> </table>			1	2	3	4	5	6	7	8	9	10
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SCALE 1:20	DATE NOVEMBER 2023	DRAWN BY [ ]	CHECKED [ ]	OUR REF: MCDJ 22/63 H:\2d\14p\1\Project\MCDJ22\3\DRAWINGS\CONSTRUCTION\GENERAL ARRANGEMENT DRAWINGS - REV.A.pln										

External Window & Door Schedule


WG-01		Width:	2.500 m	1 piece(s)	
		Height:	1.560 m		
		User ID	WG - 01		
		Opening orientation	AS NOTED		
		Material	Hardwood/ uPVC		


WG-03		Width:	1.000 m	1 piece(s)
		Height:	1.170 m	
		User ID	WG - 03	
		Opening orientation	AS NOTED	
		Material	Hardwood/ uPVC	

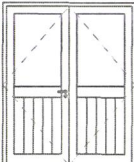
WG-08		Width:	1.745 m	1 piece(s)
		Height:	1.450 m	
		User ID	DG - 09	
		Opening orientation	AS NOTED	
		Material	Hardwood/ uPVC	


DG-01		Width:	1.250 m	1 piece(s)	
		Height:	2.115 m		
		User ID	DG - 01		
		Opening orientation	AS NOTED		
		Material	Hardwood/ uPVC		


ENTRANCE HALL


WG-04		Width:	0.740 m	1 piece(s)
		Height:	1.250 m	
		User ID	WG - 04	
		Opening orientation	AS NOTED	
		Material	Hardwood/ uPVC	


WG-09		Width:	1.745 m	1 piece(s)	
		Height:	1.250 m		
		User ID	DG - 10		
		Opening orientation	AS NOTED		
		Material	Hardwood/ uPVC		

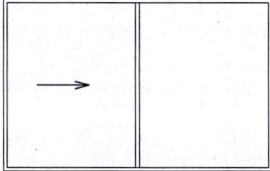
DG-02		Width:	1.800 m	1 piece(s)
		Height:	2.235 m	
		User ID		DG - 02
		Opening orientation		AS NOTED
		Material		Hardwood/ uPVC

WG-05 / 06	 FROSTED	Width:	0.620 m	2 piece(s)
		Height:	1.255 m	
		User ID	WG - 05 / 06	
		Opening orientation	AS NOTED	
		Material	Hardwood/ uPVC	

DG-03		Width:	0.800 m	1 piece(s)
		Height:	2.100 m	
		User ID		DG - 03
		Opening orientation		AS NOTED
		Material		Hardwood/ uPVC

WG-07		Width:	1.985 m	1 piece(s)
		Height:	1.255 m	
		User ID	WG - 08	
		Opening orientation	AS NOTED	
		Material	Hardwood/ uPVC	

WG-02		Width:	2.500 m	1 piece(s)
		Height:	1.255 m	
		User ID	WG - 02	
		Opening orientation	AS NOTED	
		Material	Hardwood/ uPVC	

DG-04		Width:	3.640 m	1 piece(s)	
		Height:	2.350 m		
		User ID	WG - 04		
		Opening orientation	AS NOTED		
		Material	Hardwood/ uPVC		

REV.A - DRAWINGS UPDATED FOLLOWING SITE VISIT WITH JOHN McDONALD (EMPLOYER), JAMIE LOUGHLIN (CONTRACTOR) & LIAM MURPHY (Q.S.) AND LIST OF AMENDMENTS WITH MARK-UP SKETCH AS ISSUED BY LIAM MURPHY 16.11.2023

PROJECT: DWELLING AT NO.17 CAMADERRY ROAD	
TITLE: WINDOW SCHEDULE	
DWG NO: GA-09-03	REVISION
SCALE N/A	DATE NOVEMBER 2023
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ALL FOUNDATIONS TO ENGINEERS DETAILS AND SPECIFICATION. FOR ANY STRUCTURAL DETAILS CONSULT ENGINEERS DRAWINGS AND SPECIFICATION.

FLOOR CONSTRUCTION :  
150 mm POWER FLOATED CONC. SLAB/ 125mm REINFORCED CONC. SLAB ON SELECTED RIGID UNDERFLOOR INSULATION TO MEET CURRENT T.G.D. PART L REQUIREMENTS TO THE ENTIRE GROUND FLOOR AREA & 150mm RIGID INSULATION TO SLAB EDGE. ON 1000 GUAGE D.P.M. / RADON MEMBRANE ON BLINDED HARDCORE TO BE COMPACTED IN LAYERS OF 225mm MIN.

NOTE: ALL HARDCORE AND CONSTRUCTION MATERIALS TO BE FREE FROM PYRITE

WALL CONSTRUCTION :  
CAVITY WALLS WITH 100mm BLOCK OUTER LEAF, WITH CAVITY CONTAINING RIGID INSULATION (TO MEET CURRENT T.G.D. PART L REQUIREMENTS) & 100mm BLOCK INNER LEAF PARTIAL STONE & NAP FINISH / PEBBLE DASH PLASTER WITH OFF WHITE OR GREY PLASTER FINISH TO EXTERIOR WITH SELECTED STONE BRICK TO EXTERIOR WALLS AS DIRECTED.

NAP PLASTER FINISH TO EXTERNAL WALL UNLESS OTHERWISE INSTRUCTED BY ARCHITECT.

D.P.C. APPLICATION:  
D.P.C. TO WALLS AT FLOOR LEVEL  
D.P.C DRESSED TO UNDERSIDE OF CILLS.  
D.P.C. TO ALL VERTICAL JAMBS DRESS TO COVER CILL D.P.C. & FITTED INFRONT OF COLD BRIDGE INSULATION.  
D.P.C. & FLASHING TO CHIMNEY IF APPROPRIATE & D.P.M. TO UNDERSIDE OF FLOOR SLAB ON BLINDED HARDCORE.

ROOF CONSTRUCTION :  
NEW GRP FIBERGLASS ROOF OR SIMILAR APPROVED ON TREATED TIMBER BATTENS ON UNTEARABLE & BREATHABLE MONORFOL ROOFING FELT ON PREFABRICATED OR CUT TIMBER RAFTERS TO ENGINEERS SPECIFICATION. ATTIC SPACE TO BE SUITABLE VENTILATED

CEILING CONSTRUCTION:  
CEILING TIMBER JOISTS TO ENGINEERS DETAILS WITH SUITABLE INSULATION TO MEET CURRENT REGULATIONS (T.G.D. PART L) BETWEEN JOISTS. FOIL BACKED PLASTER BOARD FIXED TO UNDER SIDE OF CEILING JOISTS WITH SKIM COATPLASTER FINISH ALL TO ARCH APPROVAL.

NOTE:  
No.5 LEAD (OR SIMILAR APPROVED) FLASHING AND COUNTER FLASHING TO ALL CHIMNEY BREASTS, VALLEYS, ROOFLIGHTS AND ANY OTHER SITUATION WHICH REQUIRES FLASHING TO STOP THE INGRESS OF WATER

R.W.P.s & GUTTERS:  
SELECTED GUTTERS & DOWNPIPES TO ARCHITECTS SPECIFICATION.

DOUBLE / TRIPLE GLAZED UPVC / HARDWOOD WINDOWS (TO MEET CURRENT T.G.D. REQUIREMENTS) TO ARCHITECTS APPROVAL WITH PERMAVENTS INCORPORATED.

ALL BEDROOMS SHOULD BE FITTED WITH A WINDOW WITH AN OPENING SECTION WHICH IS CAPABLE OF BEING USED FOR ESCAPE IN CASE OF A FIRE, AS PER T.G.D. PART B (i.e. A CLEAR OPENING MEASURING A MINIMUM AREA OF 0.33m² WITH A MINIMUM DIMENSION OF 450mm)

VENTILATION :  
ALL HABITABLE ROOMS TO BE FITTED WITH SUITABLE BACKGROUND VENTILATION TO COMPLY WITH CURRENT REGULATION

ALL BEDROOMS & BATHROOMS TO HAVE A WINDOW FITTED PERMAVENT OR OTHER VENTING MECHANISM TO ARCH. SPECIFICATIONS.

THE ATTIC SPACE TO BE VENTILATED WITH GLIDEVALE OR SIMILAR APPROVED EAVES AND RIDGE VENTILATION.

ALL UTILITY ROOMS, BATHROOMS/EN-SUITES TO BE FITTED WITH A MECHANICAL EXTRACT SYSTEM WITH TIME OVERRUN AS PER T.G.D. PART F.

HEATING :  
HEATING SYSTEM, TO ENGINEER'S DETAILS.

SEVICES :  
SEWAGE DISPOSAL TO ENGINEERS SPECIFICATION  
WATER SUPPLY TO ENGINEERS SPECIFICATION

ENERGY REQUIREMENTS :  
ALL ELEMENTS TO MEET A MINIMUM U-VALUE AS SET OUT IN CURRENT TECHNICAL GUIDANCE DOCUMENT - PART L (DWELLINGS)


BEST PRACTICE SUSTAINABLE PRINCIPLES / MATERIALS TOGETHER WITH RE-NEWABLE ENERGY SOURCES WILL BE INCORPARATED INTO THE CONSTRUCTION OF THE DWELLING WHERE POSSIBLE.

PROVISIONAL BER ASSESSMENT AND ADVISORY REPORT TO BE CARRIED OUT PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON-SITE


NOTE :  
THESE WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH AND FULLY COMPLY WITH THE CURRENT BUILDING REGULATIONS

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENT ACCEPTABLE CONSTRUCTION DETAILS


REV.A - DRAWINGS UPDATED FOLLOWING SITE VISIT WITH JOHN McDONALD (EMPLOYER), JAMIE LOUGHLIN (CONTRACTOR) & LIAM MURPHY (Q.S.) AND LIST OF AMENDMENTS WITH MARK-UP SKETCH AS ISSUED BY LIAM MURPHY 16.11.2023



REGISTERED  
PRACTICE



ARCHITECT  
ACCREDITED IN  
CONSERVATION



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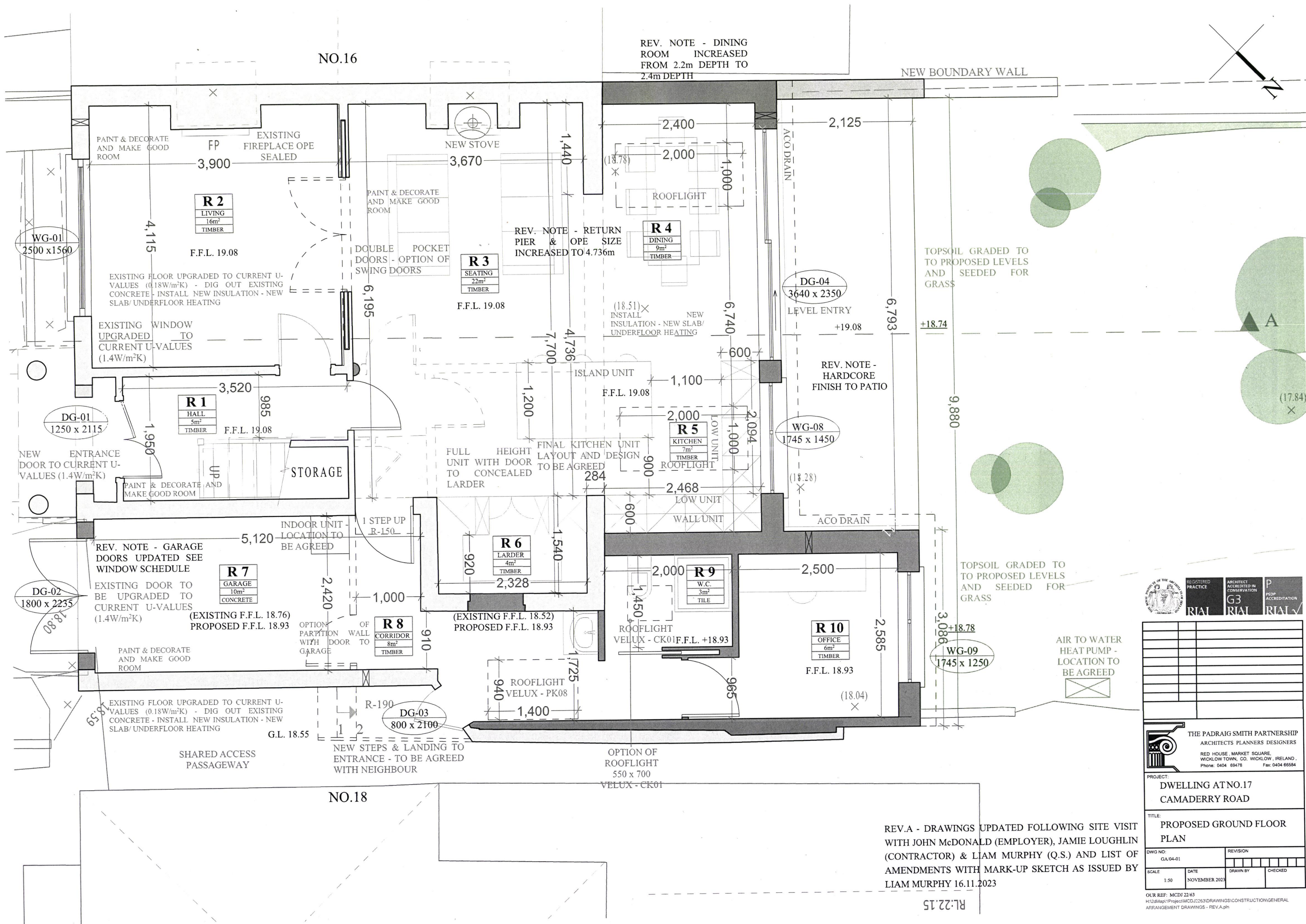


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REV. NOTE - DINING ROOM INCREASED FROM 2.2m DEPTH TO 2.4m DEPTH


NEW BOUNDARY WALL

NO.16

NO.18

REV.A - DRAWINGS UPDATED FOLLOWING SITE VISIT WITH JOHN McDONALD (EMPLOYER), JAMIE LOUGHLIN (CONTRACTOR) & LIAM MURPHY (Q.S.) AND LIST OF AMENDMENTS WITH MARK-UP SKETCH AS ISSUED BY LIAM MURPHY 16.11.2023

RL:22.15



REGISTERED  
PRACTICE

ARCHITECT  
ACCREDITED IN  
CONSERVATION

P  
PSCP  
ACCREDITATION

**THE PADRAIG SMITH PARTNERSHIP**  
ARCHITECTS PLANNERS DESIGNERS  
RED HOUSE, MARKET SQUARE,  
WICKLOW TOWN, CO. WICKLOW, IRELAND.  
Phone: 0404 69478 Fax: 0404 66584

PROJECT:  
**DWELLING AT NO.17  
CAMADERRY ROAD**

TITLE:  
**PROPOSED GROUND FLOOR  
PLAN**

DWG NO: 01/04-01

SCALE: 1:50

DATE: NOVEMBER 2023

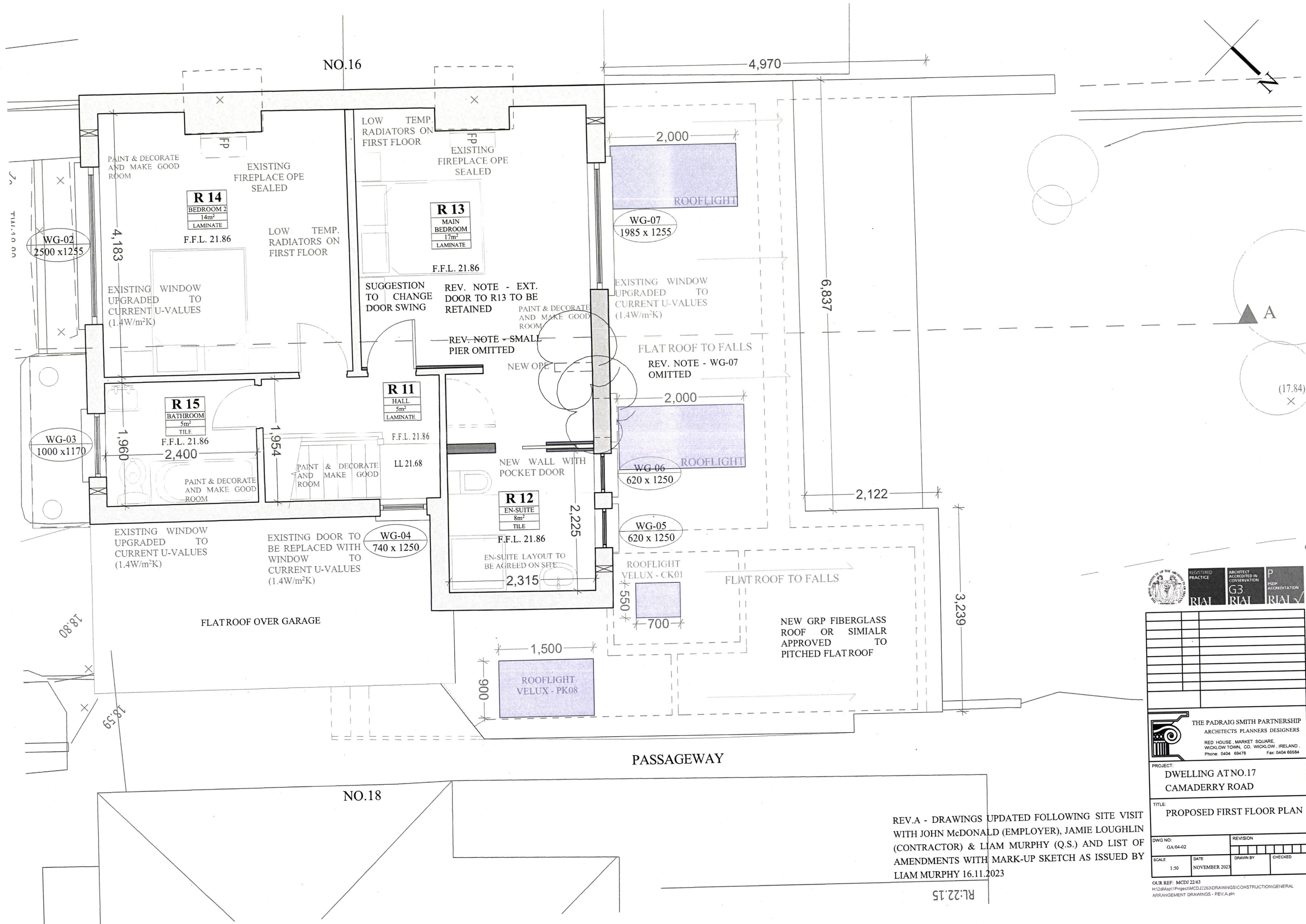
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



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OUR REF: MCDJ 22/63  
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ARRANGEMENT DRAWINGS - REV.A.pln





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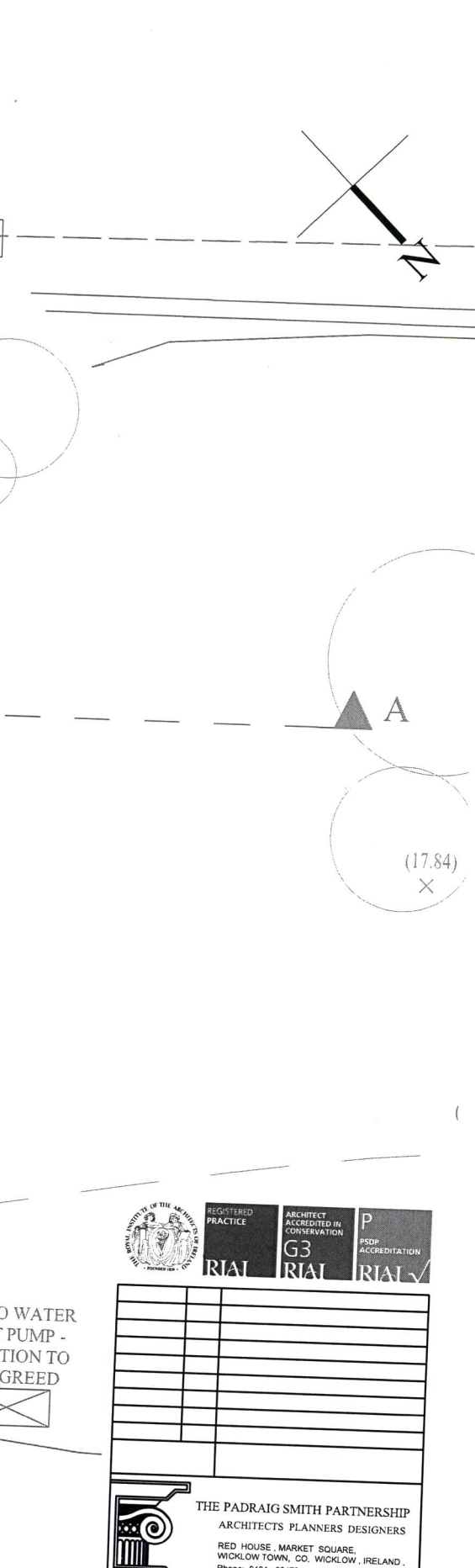
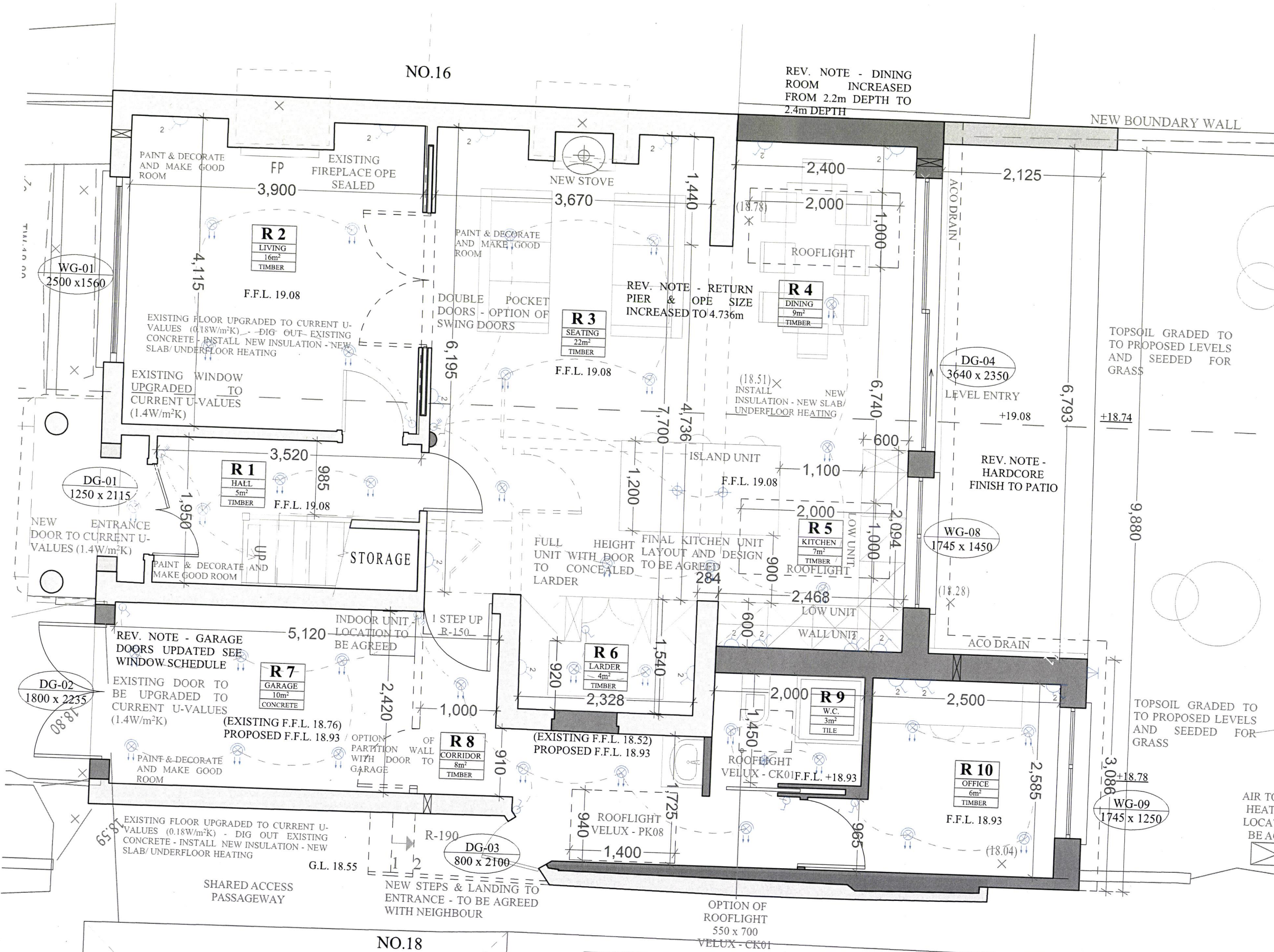


PROJECT:			
DWELLING AT NO.17 CAMADERRY ROAD			
TITLE:			
PROPOSED FIRST FLOOR PLAN			
DWG NO:	REVISION		
GA/04-02			
SCALE	DATE	DRAWN BY	CHECKED
1:50	NOVEMBER 2023		























OUR REF: MCDJ 22/63  
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ARRANGEMENT DRAWINGS - REV.A.pln

RL:22.15





REV.A - DRAWINGS UPDATED FOLLOWING SITE VISIT WITH JOHN McDONALD (EMPLOYER), JAMIE LOUGHLIN (CONTRACTOR) & LIAM MURPHY (Q.S.) AND LIST OF AMENDMENTS WITH MARK-UP SKETCH AS ISSUED BY LIAM MURPHY 16.11.2023

ELECTRICAL LEGEND LAYOUT					
SWITCHES		POWER		COMMUNICATION SOCKETS	
	ONE GANG SWITCH		SWITCHED SOCKET OUTLET		TELEVISION POINT
	TWO GANG SWITCH		TWIN SWITCHED SOCKET OUTLET		TELEVISION/ ISDN LINE
	THREE GANG SWITCH		TWIN SWITCHED SOCKET OUTLET (EXTERNAL)		DATA POINT
	SWITCH WITH PILOT LIGHT				
	PULL CORD SWITCH				
	ONE GANG LIGHT SWITCH WITH EXTRACT FAN INTEGRATED		SHAVER SOCKET		
				LUMINAIRES	
					WALL UPLIGHTER RECESSED
					PENDANT LIGHT
					FLUORESCENT LIGHT
					SPOT LIGHT RECESSED
					SPOT LIGHT
					GROUND LIGHT
					LED UNDER COUNTER LIGHT
					WALL LIGHT
				VENTILATION	
					EXTRACTOR FAN RECESSED

THE PADRAIG SMITH PARTNERSHIP  
ARCHITECTS PLANNERS DESIGNERS  
RED HOUSE, MARKET SQUARE,  
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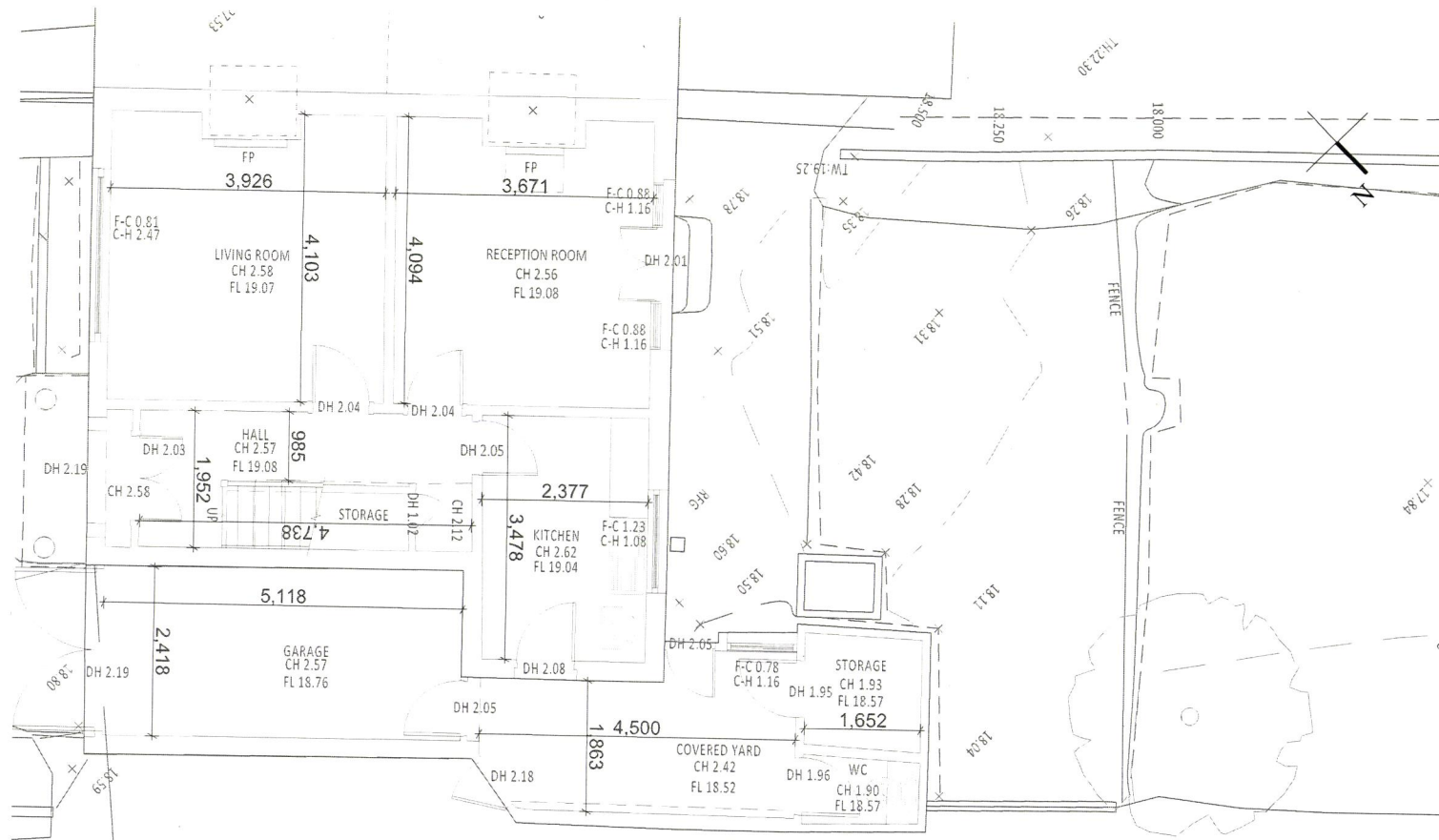
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DWELLING AT NO.17  
CAMADERRY ROAD

TITLE:  
PROPOSED GROUND FLOOR  
PLAN - ELECTRICAL

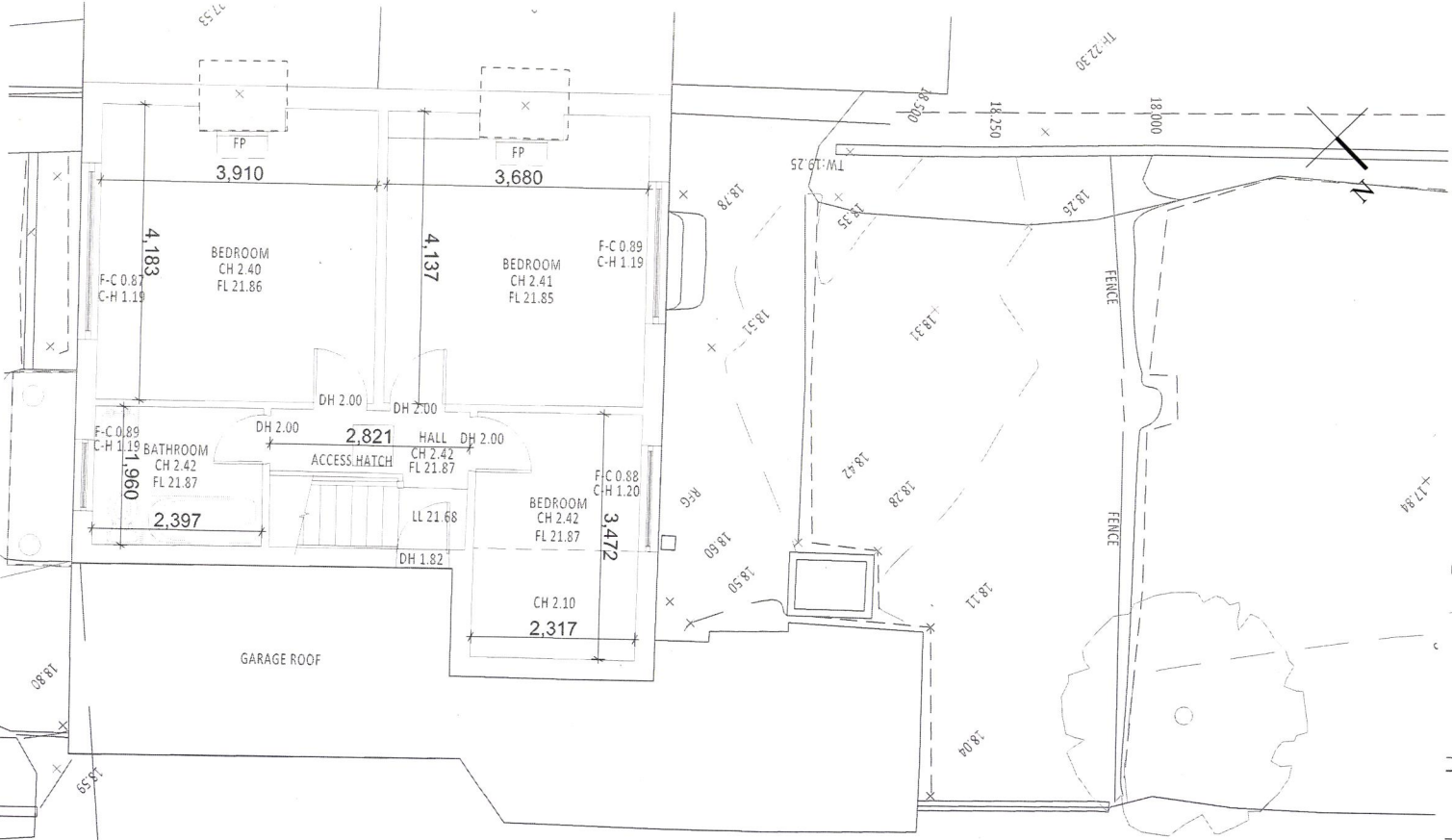
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ARRANGEMENT DRAWINGS - REV.A.pln

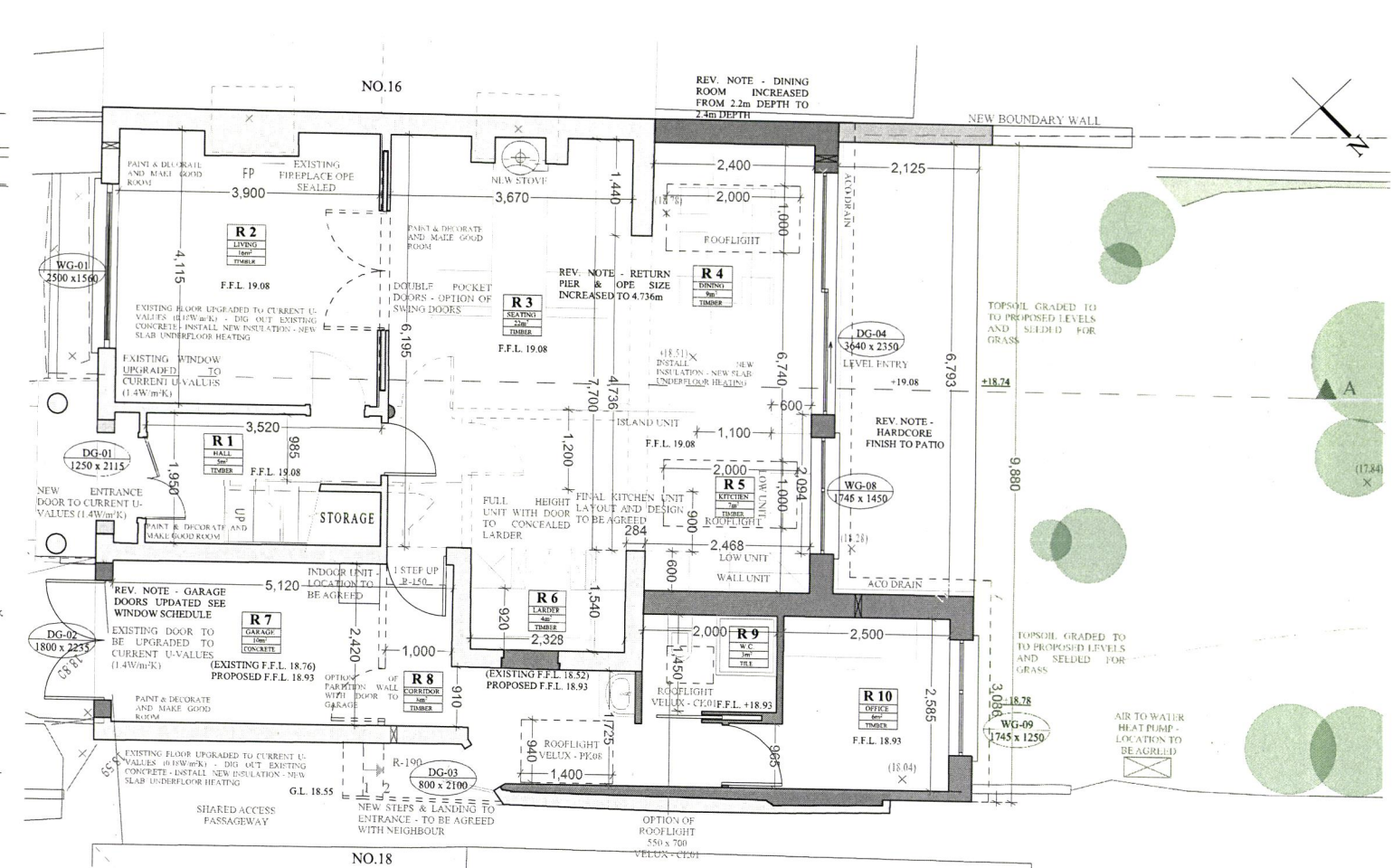




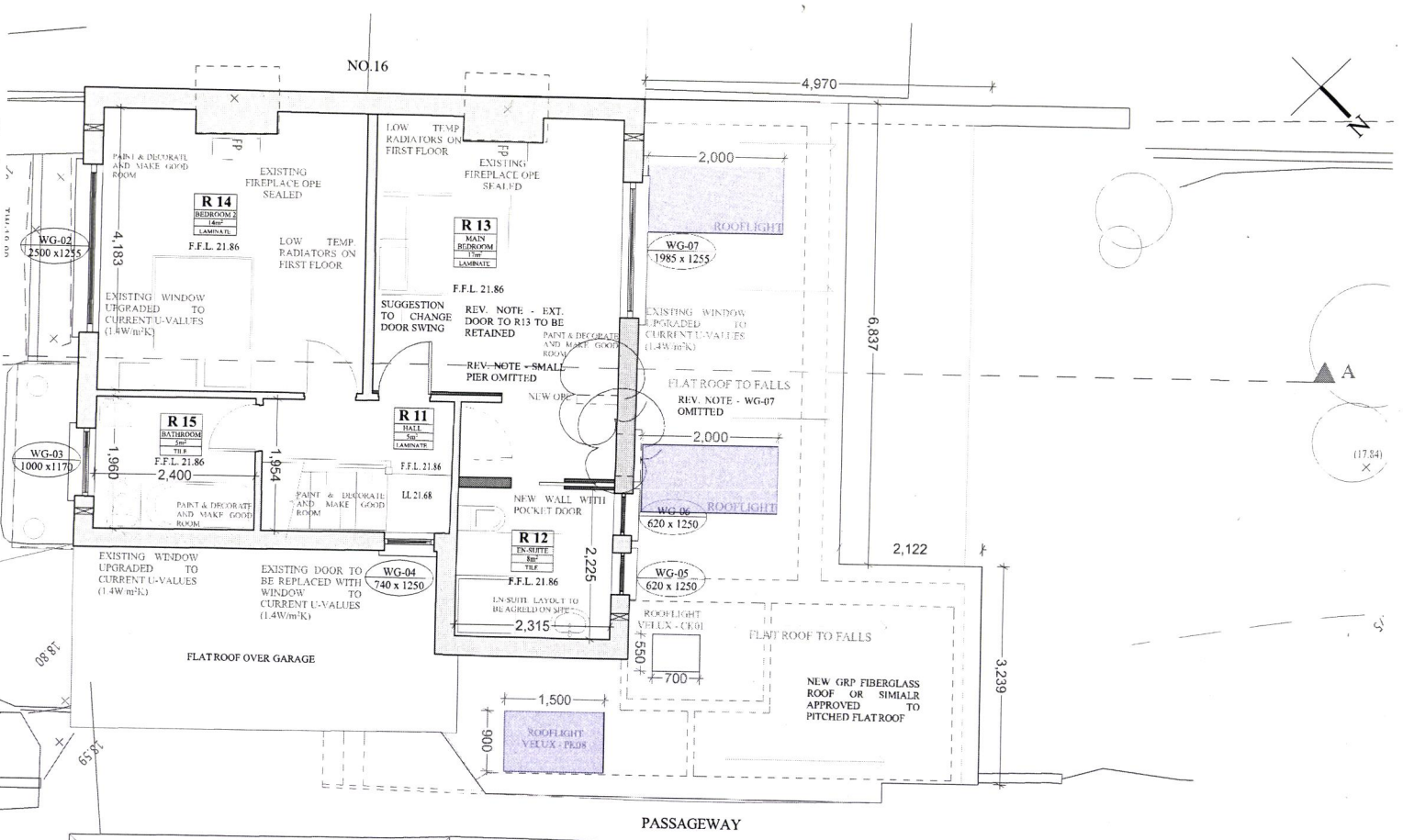
EXISTING GROUND FLOOR PLAN  
SCALE 1:50



EXISTING FIRST FLOOR PLAN  
SCALE 1:50




PROPOSED GROUND FLOOR PLAN  
SCALE 1:50



PROPOSED FIRST FLOOR PLAN  
SCALE 1:50

REV.A - DRAWINGS UPDATED FOLLOWING SITE VISIT WITH JOHN McDONALD (EMPLOYER), JAMIE LOUGHLIN (CONTRACTOR) & LIAM MURPHY (Q.S.) AND LIST OF AMENDMENTS WITH MARK-UP SKETCH AS ISSUED BY LIAM MURPHY 16.11.2023


 <p>THE PADRAIG SMITH PARTNERSHIP ARCHITECTS PLANNERS DESIGNERS RED HOUSE, MARKET SQUARE, WICKLOW TOWN, CO. WICKLOW, IRELAND.</p>	<p>PROJECT: <b>DWELLING AT NO.17 CAMADERY ROAD</b></p>	<p>TITLE: <b>FLOOR PLANS</b></p>	<p>DWG NO: GA/04-04</p>		<p>REVISION</p>	
			<p>SCALE 1:50 @ A1 1:100 @ A3</p>	<p>DATE JUNE 2023</p>	<p>DRAWN BY</p>	<p>CHECKED</p>

OUR REF: MCDJ 22/63  
1:100 Map 1 Project MCDJ 22/63 DRAWING OF CONSTRUCTION GENERAL ARRANGEMENT DRAWING - REV. A

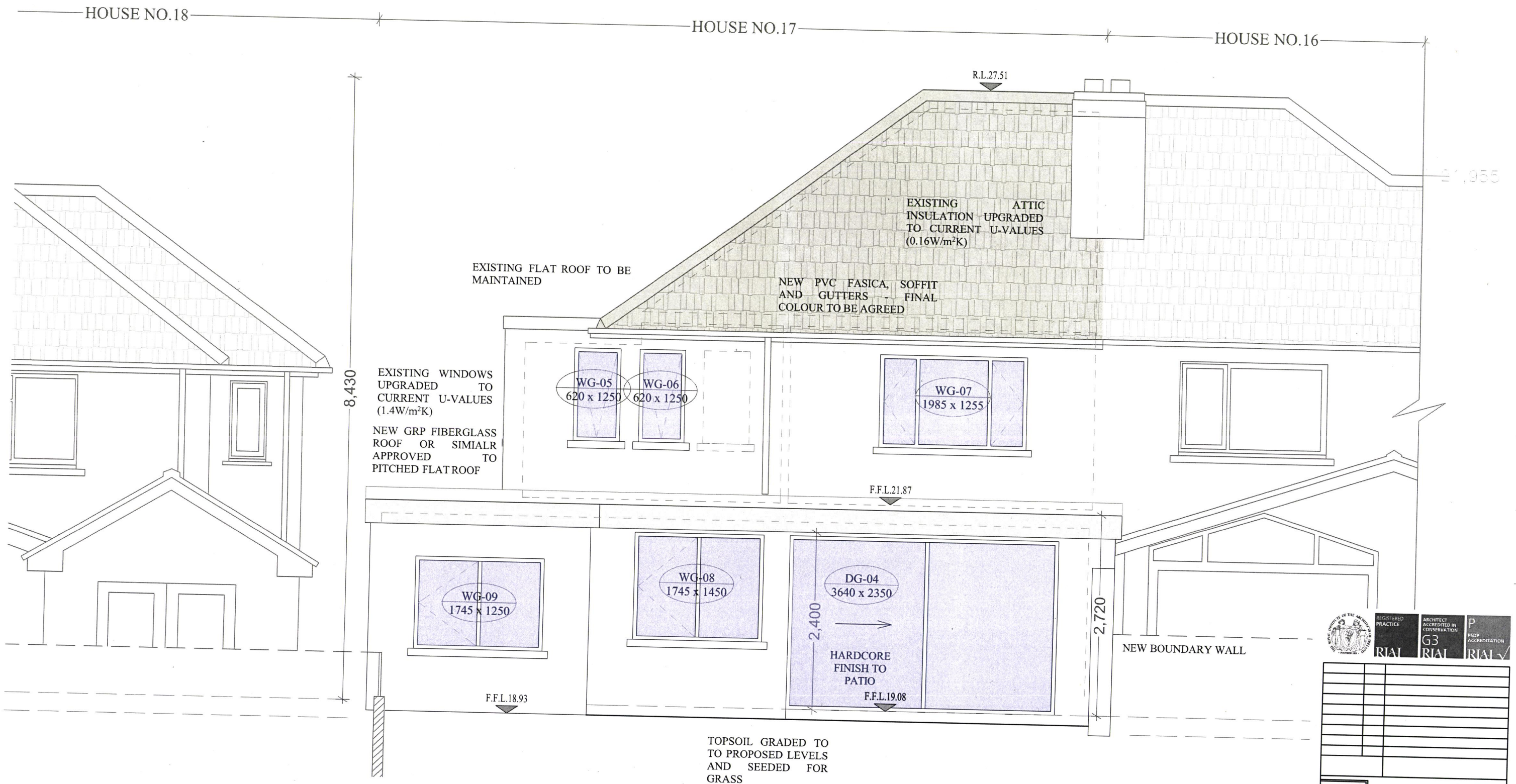




REV.A - DRAWINGS UPDATED FOLLOWING SITE VISIT WITH JOHN McDONALD (EMPLOYER), JAMIE LOUGHLIN (CONTRACTOR) & LIAM MURPHY (Q.S.) AND LIST OF AMENDMENTS WITH MARK-UP SKETCH AS ISSUED BY LIAM MURPHY 16.11.2023


 REGISTERED PRACTICE ARCHITECT ACCREDITED IN CONSERVATION G3 RPS ACCREDITATION			
THE PADRAIG SMITH PARTNERSHIP ARCHITECTS PLANNERS DESIGNERS RED HOUSE, MARKET SQUARE, WICKLOW TOWN, CO. WICKLOW, IRELAND. Phone: 0404 69478 Fax: 0404 66584			
PROJECT: DWELLING AT NO.17 CAMADERRY ROAD			
TITLE: PROPOSED FRONT ELEVATION			
DWG NO: GA/05-01	REVISION <table border="1"> <tr> <td>1</td> <td></td> </tr> </table>	1	
1			
SCALE 1:50	DATE NOVEMBER 2023		
DRAWN BY [ ]	CHECKED [ ]		
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REAR (NORTH WEST) ELEVATION  
SCALE 1:50

REV.A - DRAWINGS UPDATED FOLLOWING SITE VISIT WITH JOHN McDONALD (EMPLOYER), JAMIE LOUGHLIN (CONTRACTOR) & LIAM MURPHY (Q.S.) AND LIST OF AMENDMENTS WITH MARK-UP SKETCH AS ISSUED BY LIAM MURPHY 16.11.2023



REGISTERED PRACTICE  
ARCHITECT  
ACCREDITED IN  
CONSERVATION  
G3  
RPA  
P  
RPA  
RPA

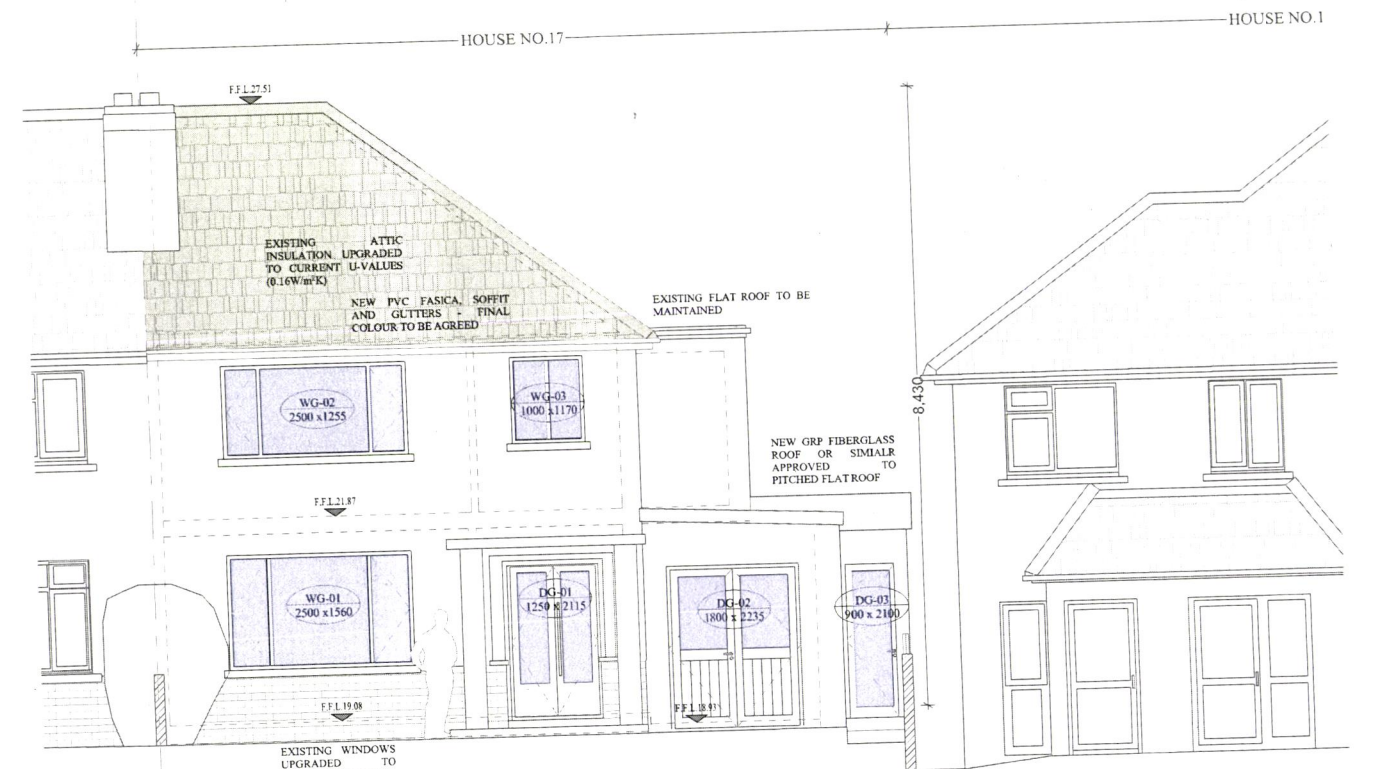
PROJECT:			
DWELLING AT NO.17 CAMADERRY ROAD			
TITLE:			
PROPOSED REAR ELEVATIONS			
DWG NO.	REVISION		
GA/05-02			
SCALE	DATE	DRAWN BY	CHECKED
1:50	NOVEMBER 2023		

OUR REF: MCDJ 22/63  
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ARRANGEMENT DRAWINGS - REV.A.pln





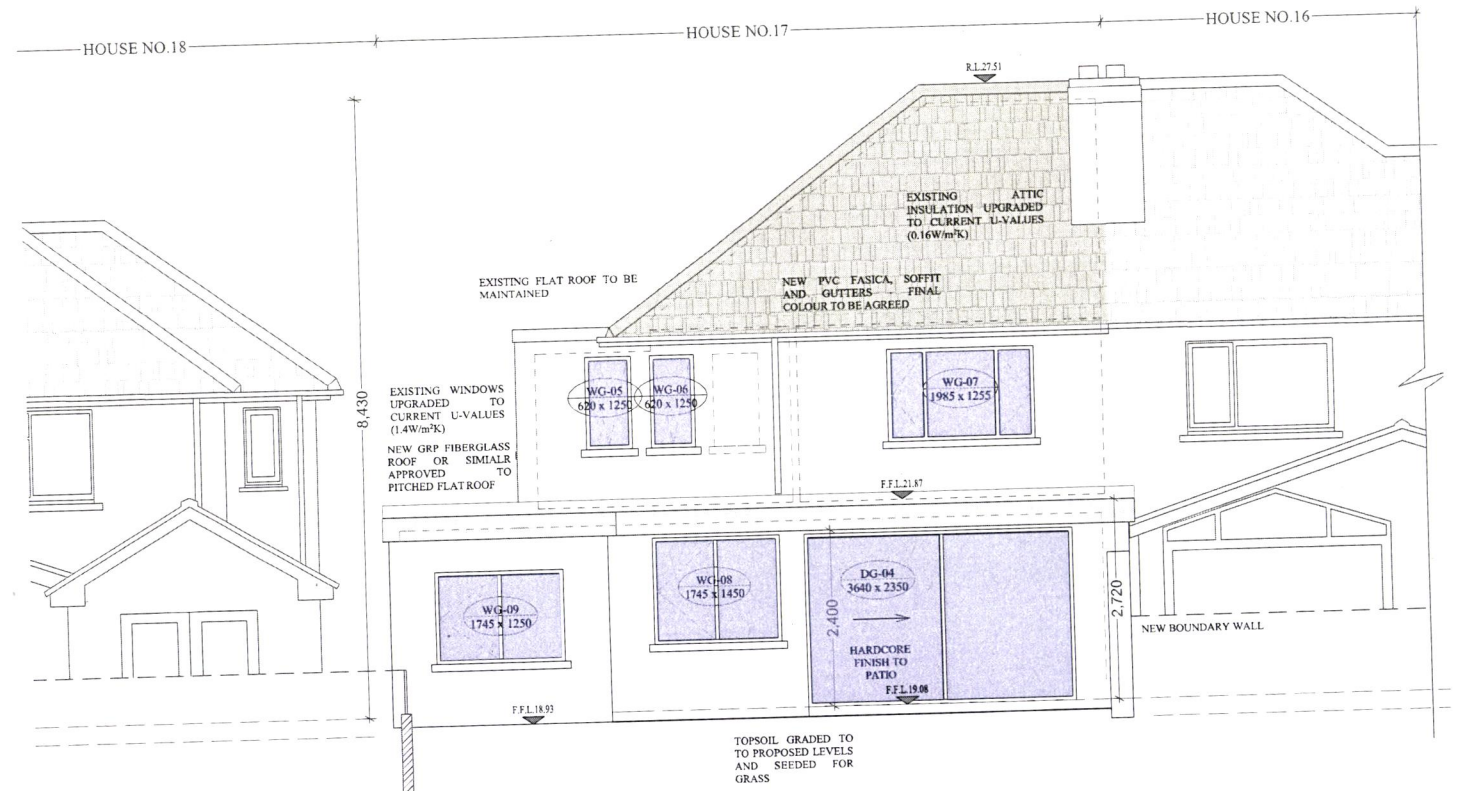
EXISTING FRONT (SOUTH EAST) ELEVATION  
SCALE 1:50



FRONT (SOUTH EAST) ELEVATION  
SCALE 1:50



EXISTING REAR (NORTH WEST) ELEVATION  
SCALE 1:50



REAR (NORTH WEST) ELEVATION  
SCALE 1:50

REV A - DRAWINGS UPDATED FOLLOWING SITE VISIT  
WITH JOHN McDONALD (EMPLOYER), JAMIE LOUGHLIN  
(CONTRACTOR) & LIAM MURPHY (Q.S.) AND LIST OF  
AMENDMENTS WITH MARK-UP SKETCH AS ISSUED BY  
LIAM MURPHY 16.11.2023



THE PADRAIG SMITH PARTNERSHIP  
ARCHITECTS PLANNERS DESIGNERS  
RED HOUSE, MARKET SQUARE,  
WICKLOW TOWN, CO. WICKLOW, IRELAND.

PROJECT:  
DWELLING AT NO.17  
CAMADERRY ROAD

TITLE:  
ELEVATIONS

DWG NO:		REVISION	
GA/05-03			
SCALE	DATE	DRAWN BY	CHECKED
1:50 @ A1 1:100 @ A3	JUNE 2023		
OUR REF: MCD/22/63			