

**WICKLOW COUNTY COUNCIL**

**PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5**

**Director of Services Order No:** 395/2023

**Reference Number:** EX 6/2023

**Name of Applicant:** Evelyn & Peter Barker

**Nature of Application:** Section 5 Referral as to whether "Change of use from office to residential at 112 Main St Bray, Co Wicklow" is or is not exempted development.

**Location of Subject Site:** 112 Main St Bray, Co Wicklow

**Report from Chris Garde EP & Suzanne White SEP**

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "Change of use from office to residential at 112 Main St Bray, Co Wicklow" is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

**Having regard to:**

- a) The details submitted with the Section 5 Declaration.
- b) Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities.
- c) Bray Municipal District Local Area Plan 2018
- d) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended).
- e) Section 4 (1) (h) of the Planning and Development Act 2000(as amended).
- f) Article 9 & 10 (6), and Schedule 2 of the Planning and Development Regulations 2001 (as amended).

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

- i. The conversion of offices to residential use is development.
- ii. The conversion of the offices to a 1 bedroomed residential unit would come within the provisions of Article 10 (6) of the Planning and Development Regulations 2001(as amended).

**Recommendation**

The Planning Authority considers that "Change of use from office to residential at 112 Main St Bray Co Wicklow" is development and is exempted development as recommended in the planning reports.

Signed  Dated 27<sup>th</sup> day of February 2023

**ORDER:**

That a declaration to issue stating:

That "Change of use from office to residential at 112 Main St Bray, Co Wicklow" is development and is exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed:   
**Director of Services**  
**Planning Development & Environment**

Dated 28 day of February 2023



# Comhairle Contae Chill Mhantáin Wicklow County Council

**Forbairt Pleanála agus Comhshaol  
Planning Development and Environment**

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Evelyn & Peter Barker

28<sup>th</sup> February 2023

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended)**

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

**Exemption Ref No: EX 6/2023**

**Applicant: Evelyn & Peter Barker**

**Nature of Application: "Change of use from office to residential at 112 Main St Bray, Co Wicklow"**

**Location: 112 Main Street, Bray, Co Wicklow**

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.**



# Comhairle Contae Chill Mhantáin Wicklow County Council

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

**Applicant: Evelyn & Peter Barker**

**Location: 112 Main Street, Bray, Co Wicklow**

**DIRECTOR OF SERVICES ORDER NO 395/2023**

A question has arisen as to whether "Change of use from office to residential at 112 Main St Bray, Co Wicklow is or is not exempted development.

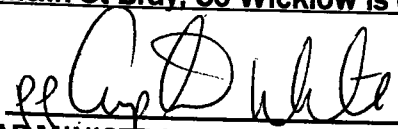
Having regard to:

- a) The details submitted with the Section 5 Declaration.
- b) Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities.
- c) Bray Municipal District Local Area Plan 2018.
- d) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended).
- e) Section 4 (1) (h) of the Planning and Development Act 2000 (as amended).
- f) Article 9 & 10 (6), and Schedule 2 of the Planning and Development Regulations 2001 (as amended).

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

- i. The conversion of offices to residential use is development.
- ii. The conversion of the offices to a 1 bedroomed residential unit and 2 bedroomed residential unit, would come within the provisions of Article 10 (6) of the Planning and Development Regulations 2001 (as amended).

**The Planning Authority considers that "Change of use from office to residential at 112 Main St Bray, Co Wicklow is development and is exempted development.**

Signed:   
ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT

Dated <sup>26</sup> February 2023



WICKLOW COUNTY COUNCIL  
Planning Department  
Section 5 – Application for declaration of Exemption Certificate

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**TO:** Fergal Keogh SE, Edel Bermingham SEP, Suzanne White SEP.  
**FROM:** Chris Garde EP.  
**SUBJECT REF:** EX 6/2023  
**DECISION DUE DATE:** 07/03/2023\*  
**APPLICANT:** Evelyn & Peter Barker  
**ADDRESS:** 1st Floor, 112 Main Street Bray, Co Wicklow.  
**EXEMPTION QUERY:** Are works relating to the change of use from office to residential exempted development).

\*It is noted that this Section 5 – Application appears to have been originally submitted on 29/06/2020.

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**Application Site:**

The subject site is located at 1st Floor, 112 Main Street Bray, Co Wicklow.

**Photographs:**

Google Street View Image of subject site (November 2022).



**Relevant Plans/ Policies:**

<b>Settlement</b>	Level 1 – Metropolitan Area Consolidation Town (Bray)
<b>Land Use Plan</b>	Bray Municipal District Local Area Plan 2018
<b>Zoning</b>	TC - Town Centre
<b>Zoning Objective</b>	<i>"To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation".</i>
<b>Zoning Description</b>	<i>"To develop and consolidate the existing town centres to improve vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike. The zone will strengthen retail provision in accordance with the County Retail Strategy, emphasise town centre conservation, ensure priority for public transport where applicable, pedestrians and cyclists while minimising the impact of private car based traffic and enhance and develop the existing centres' fabric."</i>
<b>Archaeological Potential</b>	Located within <i>"Areas of Archaeological Potential or Significant Potential or Significants (CDP2022-2028)"</i>
<b>Bray Municipal District Local Area Plan 2018</b>	Chapter 5 Town / Neighbourhood Centres & Retail Section - 5.1 Town Centre Development Objectives Section - 5.3 Bray Town Centre Specific Objectives
<b>Relevant Objective(s)</b>	<p>BT1 To promote Bray town centre as the primary retailing and commercial sector location in the town. Retailing will be promoted as the core function of the town centre. Bray Town Centre consists of the area of land which is zoned 'TC: Town Centre Uses', which extends in a north/south direction from the Dublin Road to Market Square, and in an easterly direction, encompassing Quinsborough Road, Florence Road, Bray Dart Station and part of Novara Avenue. It is the area of the town that provides a broad range of facilities and services and which fulfils a function as a focus for both the population of Bray and public transport.</p> <p>BT2 To promote and support the development of significant new retail, retail services, commercial and cultural / community floorspace in Bray, at the following locations: - the 'Florentine Centre'(see Objectives for 'Opportunity Site 1' to follow) - Former Bray golf club lands (see Objectives for SLO 3)</p> <p>BT3 Generally, a height of 4 storeys (including ground floor) will be considered appropriate in the Bray 'town centre' zone, irrespective of adjoining property heights. However, the Council may permit heights above this, where the specific context of the site and the design of the building allow it (for example where additional storeys are set back from street frontage).</p>

**Heritage:**

The structure is not protected under the current Bray Local Area Plan or Wicklow County Development Plan, however, it is included on the NIAH Register.

Reg. No                      6,301,291

Description                      End-of-terrace three-bay two-storey former house and shops of c.1860, now in use as two shops. The façade is finished in painted render with pilasters and a parapet with cornice and pediment to the front elevation. The ground floor of the front elevation. General: Photographic evidence of c.1900 (supplied by K.M. Davies- see published references) shows that this building originally had a central doorway (leading to the house) flanked by two small shopfronts.

Appraisal                      This shop building has retained much of its mid 19th-century Classical detailing and is noteworthy because of this, however the c.1990s shopfronts are unsuitable and have broken up the original symmetry of the front elevation..

**Planning History:**

No recent planning history could be sourced.

**Question:**

The applicants have applied to see whether or not the following is or is not development and is or is not exempted development:

- 1) Change of use from office to residential at 112 Main St Bray, Co Wicklow.

**Legislative Context****Planning and Development Act 2000 (as amended)**

**Section 2(1)** of the Act states the following in respect of the following:

*"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

*"works" includes Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal..."*

**Section 3(1)** of the Act states the following in respect of 'development':

*"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** sets out the types of works that while considered 'development', can be considered 'exempted development' for the purposes of the Act.

Section 4 (1) (h) is relevant for the purposes of this declaration:

*"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."*

**Section 4(2)** makes provision for ministerial regulations to set out further exemptions. The 2001 Planning Regulations as amended derive from this section and designate further works as being exempted development for the purposes of the act.

**Section 4(3);** A reference in this Act to exempted development shall be construed as a reference to development which is—

- a) any of the developments specified in subsection (1), or
- b) development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.

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

**Article 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):**

*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—*

*(i) Contravene a condition attached to a permission under Act or be inconsistent with any use specified in a permission under the Act,*

*(ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,*

*(iii) Endanger public safety by reason of traffic hazard or obstruction of road users,*

**Article 10(6):**

*– inserted by the Planning and Development (Amendment) (No. 2) Regulations 2018 (S.I. No. 30 of 2018) - Provision to provide an exemption for the change of use, and any related works, of certain vacant commercial premises to residential use.*

**Planning and Development Regulations 2001 as amended:**

*Schedule 2: Part 4*

**CLASS 2**

*Use for the provision of— (a) financial services, (b) professional services (other than health or medical services), (c) any other services (including use as a betting office), where the services are provided principally to visiting members of the public.*

**CLASS 3**

*Use as an office, other than a use to which class 2 of this Part of this Schedule applies.*

**Details Submitted in support of Application:**

The applicants are applying for a Section 5 Declaration in relation to the following;

1. Change of use from office to residential at 112 Main St Bray, Co Wicklow.



**Assessment:**

The querist seeks confirmation that the works relating to the change of use from office to residential (at 112 Main Street, Bray, Co. Wicklow) do not require planning permission (taken to mean; is exempted development).

**1.**

The first assessment must be whether or not the proposal outlined above constitutes development within the remit of Section 3 of the Planning and Development Act 2001. In this regard, Section 3 of the Planning and Development Act provides that:

*“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.

It should be noted that Section 2 of the Act 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.

The proposed development is also considered to be ‘works’ noting that it would require alteration, repair or renewal to the structure on site.

The usage prior to vacancy was a local shop. The change of use from shop to residential would be development given that it would be a material change of use when **Schedule 2: Part 4** Exempted Development – Classes of Use of the Planning and Development Regulations 2001 (as amended) is considered.

I am therefore satisfied that the proposal for the Change of existing structure from office on Main Street in Bray to residential unit involves works and therefore constitutes development.

**2.**

The second stage of the assessment is to determine whether or not the works would be exempted development under the Planning and Development Act 2000 (as amended) or its associated Regulations.

The conversion comes within the provisions set out under **Article 10 (6)**, and the following sets out compliance/non-compliance with respect to each element of Article 10 (6):

**(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2**

**Yes** - Proposal is for the change of use from office to residential.

**(i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,**

**Yes** - structure was completed prior to the 8<sup>th</sup> February 2018.

(ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6, or 12,

Yes

(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development, then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).

Yes: While the applicant has not stated whether the office was vacant; it is noted from local knowledge/Google Maps/Street View that vacancy of upper floors along Main Street has been an issue as noted in the 2017 image below:

#### Photographs:

Google Street View Image of subject site over Macari's (May 2017). The image shows much of the block (112, 113 and 114) in a state of vacancy.



(d) (i) The development is commenced and completed during the relevant period.

Yes: The relevant period is the 18th February 2018 until 31 December 2025. It would appear that the unit is already in use as a residential dwelling. It is noted that the unit was vacant in July 2019 (see image below taken from Google Maps):



(d)(i) The development is commenced and completed during the relevant period. (ii) Subject to subparagraph (iii), any related works, including works as may be required to comply with subparagraph (vii), shall – (I) primarily affect the interior of the structure, (II) retain 50 per cent or more of the existing external fabric of the building, and (III) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.

(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.

**Yes:** The applicant has submitted existing and proposed floor plans and location map. It is noted that the windows installed on site are slightly different (changing from Victorian to Georgian style), however the size and shape are the same and generally consistent with adjoining existing properties in the immediate vicinity. An existing entrance appears to have been used as the residential entrance from the side street.

(iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.

**Acceptable:** The application site is located in the Level 1 (Metropolitan Area Consolidation Town) of Bray in the primary development area which contains the main retail/commercial zone of Bray. The proposed change of use of the first floor office area would not conflict with any objective in the current Bray Local Area Plan or the Wicklow County Development Plan 2022-2028.

(v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.

**Acceptable:** 1 no. 2 bed unit and 1 no. 1 bed unit are to be provided.

(vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.

**Acceptable:** It appears from the plans submitted that the Dwelling floor areas can be calculated as c.60sqm for the 1bed apartment and c.75sqm for the 2bed apartment.

However, it is noted that it appears from the plans submitted that the storage areas are indicated as 1.7sqm for the 1bed apartment and 2.8sqm for the 2bed apartment. Storage areas should be 3sqm for the 1bed apartment and 6sqm for the 2bed apartment. Notwithstanding this shortfall, the internal room areas are generous/acceptable and dedicated storage could easily be provided with no individual storage area exceeding 3.5sqm.

*(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.*

Article 10(6)(a) of the Planning and Development Regulations defines a 'habitable room' as:

*"a room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres";*

Acceptable: The drawing submitted show adequate natural lighting.

*(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.*

Not applicable.

*(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.*

The development will not contravene a condition.

*(x) No development shall relate to any structure in any of the following areas:*

*(I) an area to which a special amenity area order relates;*

*(II) an area of special planning control;*

*(III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.*

Not Applicable

*(xi) No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.*

Not Applicable.

*(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.*

Not Applicable.

#### Conclusion:

The conversion of the office to residential would come within the provisions of the Planning and Development Act 2000(as amended).

**Recommendation :**

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

**1st Floor, 112 Main Street Bray, Co Wicklow**

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

The Planning Authority considers that the conversion of offices into a 1 bedroomed residential unit and 2 bedroomed residential unit, is development and is **exempted development**.

Main Considerations with respect to Section 5 Declaration:

- a) The details submitted with the Section 5 Declaration
- b) Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities
- c) Bray Municipal District Local Area Plan 2018
- d) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- e) Section 4 (1) (h) of the Planning and Development Act 2000(as amended)
- f) Article 9 & 10 (6), and Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- i. The conversion of offices to residential use is development
- ii. The conversion of the offices to a 1 bedroomed residential unit and 2 bedroomed residential unit

would come within the provisions of Article 10 (6) of the Planning and Development Regulations 2001(as amended)

  
Executive Planner

Date: 24/02/2023

*Agreed  
Sullivan SP  
24/2/23*

*Agreed  
Be  
RCS  
28/2/23*



# **MEMORANDUM**

## **WICKLOW COUNTY COUNCIL**

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**TO: Chris Garde**  
**Executive Planner**

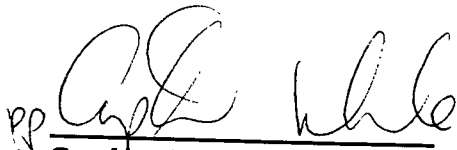
**FROM: Crystal White**  
**Assistant Staff Officer**

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**RE:- EX 5/2023 - Declaration in accordance with Section 5 of the  
Planning & Development Acts 2000 (as amended)  
Change of use from office to residential at 112 Main St Bray, Co Wicklow**

I enclose herewith for your attention application for Section 5 Declaration  
received 8<sup>th</sup> of February 2023.

The due date on this declaration is the 7<sup>th</sup> of March 2023.



**Senior Staff Officer**  
**Planning Development & Environment**



# Comhairle Contae Chill Mhantáin Wicklow County Council

**Forbairt Pleanála agus Comhshaol  
Planning Development and Environment**

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10/02/2023

**Evelyn & Peter Barker**

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). Ex 5/2023  
Change of use from office to residential at 112 Main St Bray, Co Wicklow**

A Chara

I wish to acknowledge receipt on the 8<sup>th</sup> of February 2023 details supplied by you in respect of the above section 5 application. A decision is due in respect of this application by 07/03/2023.

Mise, le meas

**SENIOR EXECUTIVE OFFICER  
PLANNING DEVELOPMENT AND ENVIRONMENT**



Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

29/06/2020 15:53:24

Receipt No. : L1/305899/257116  
\*\*\*\*\* REPRINT \*\*\*\*\*

EVELYN BARKER  
10 BELGRAVE SQUARE  
MONKSTOWN  
CO. DUBLIN

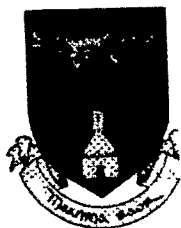
EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total : 80.00 EUR

Tendered :  
Credit Card 80.00  
112 MAIN ST. BRAY

Change : 0.00

Issued By :  
From : Customer Service Hub  
Vat reg No.0015233H



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€80.00 29/6/20

**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: EVELYN BARKER  
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) Ms Anne L.  
Address of Agent : \_\_\_\_\_  
\_\_\_\_\_

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

### 3. Declaration Details

i. Location of Development subject of Declaration \_\_\_\_\_  
1ST Floor Overhead consisting of 2 Apartments.  
112 Main St Bray

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

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier \_\_\_\_\_

N/A.

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

CONFIRMATION REQUIRED that works relating to  
CHANGE OF USE FROM OFFICE to RESIDENTIAL  
DOES NOT REQUIRE PLANNING PERMISSION.

*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 \_\_\_\_\_

Planning & Development Act (AMENDMENT) (No 2)  
SI 30/2017 - works that do not require  
Planning Permission.

*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 \_\_\_\_\_

See Email + ATTACHMENT.

viii. Fee of € 80 Attached ? yes

Signed : E. Barker Dated : 29/6/20

**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

2 Bed

# INTERNAL STUD WALL SPECIFICATION AND KEY

STEEL WIDTH 01 (SW1) - 70MM C70  
STEEL WIDTH 01 (SW1)\* - 70MM C70  
STEEL WIDTH 02 (SW2) - 140MM C146

ALL AT 600MM VERTICAL CENTERS WITH 1200MM BRIDGING WITH CAVITY FILLED WITH ACOUSTIC INSULATION TYPE "ROCKWOOL" OR EQUAL EQUIVALENT

NOTE C146 TO BE FILLED WITH "FIRELINE" ROCKWOOL

C70 STUDS TO HAVE 1 NO. LAYER OF 12.5mm THICK PLASTERBOARD EITHER SIDE TAPED AND SKIMMED TYPE: "FOLEBACK GYPSUM PLASTERBOARD BY "GYPROC" (OR EQUAL EQUIVALENT)

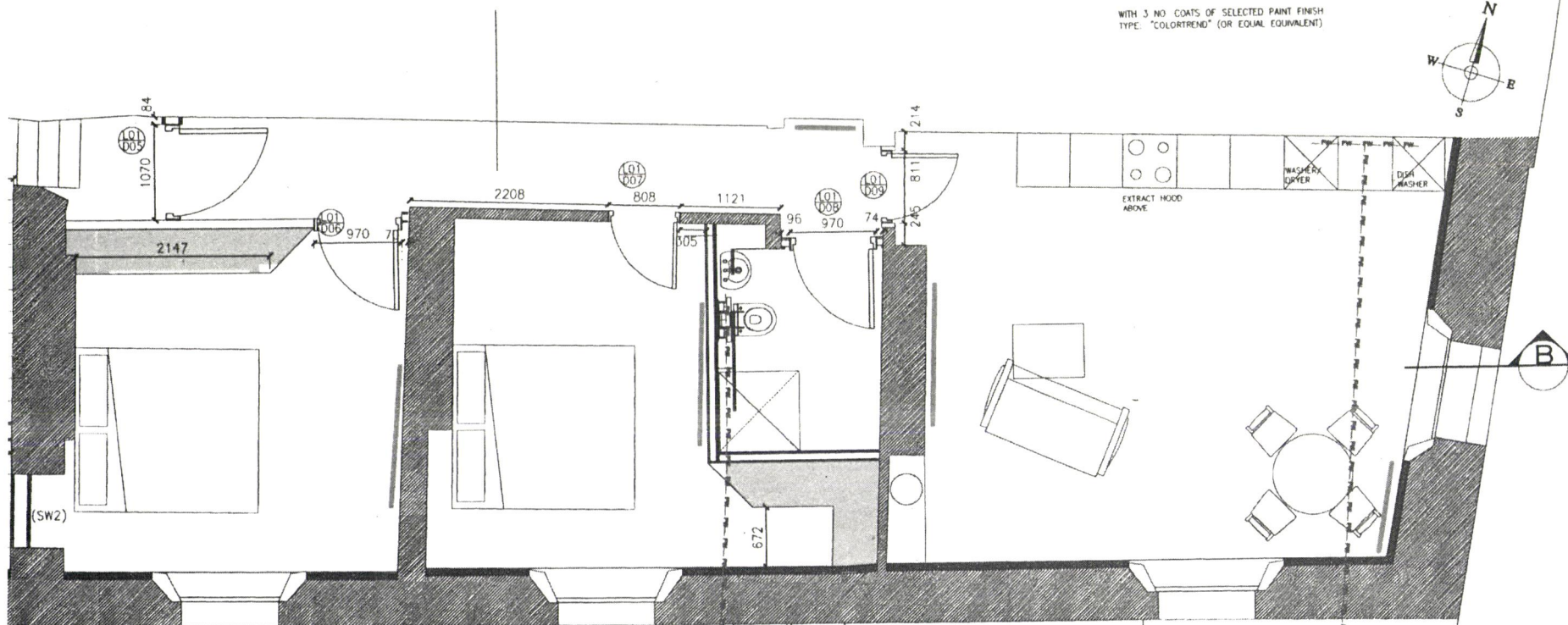
C146 STUDS TO HAVE 2 NO. LAYERS OF 12.5mm THICK PLASTERBOARD EITHER SIDE TAPED AND SKIMMED TYPE: "FIRELINE" GYPSUM PLASTERBOARD

NOTE USE FIXING, JOINTING, SEALING AND FINISH MATERIALS, COMPONENTS AND INSTALLATION METHODS TO BOARD MANUFACTURER'S RECOMMENDATIONS

WITH 3 NO. COATS OF SELECTED PAINT FINISH TYPE: "COLORTREND" (OR EQUAL EQUIVALENT)

NOTE: ALL OF THE ABOVE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION, GUARANTEE AND INSTALLATION RECOMMENDATIONS APPROVED SPECIALIST SUB CONTRACTORS ARE TO BE APPOINTED WHERE REQUIRED BASED ON PRODUCT'S RECOMMENDATION

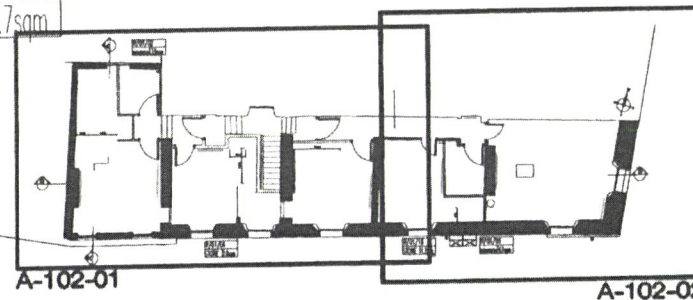
\* (SW) STUD WITH TILE BACKING BOARD ON WET-ROOM SIDE REFER TO WALL SPECIFICATION ON DETAIL SECTION DWGS



R/01/10  
STORE 1.7sqm

NEW FOUL WASTE PIPE TO BE CONNECTED TO EXISTING STACK TO VENT UP ABOVE EAVES TO REGULATION AND TO BE CONNECTED TO FOUL WATER MAIN HOLE

R/01/09  
BATHROOM 4.7sqm



## FLOOR PLAN 1/50 @ A3

## 02 KEY PLAN NTS

I scale from 0 to drawing  
crepancies to be notified  
ris to comply with current  
drawing to copyright

Regulations

CLIENT: MR PETER BARKER

TITLE: FIRST FLOOR PLAN AND  
FINISHES AND MECHANICAL & ELECTRICAL PLANS  
PROPOSED DEVELOPMENT TO  
112 MAIN STREET BRAY CO WICKLOW

DRG. NO: 1642/10  
SCALE: A3 PE  
DATE: NOV 18  
REV:

LIAM INNES

MCIAT MCIOB C Burke FCABE RIAI ArchTech. P.Eng. ARCBIA RICS  
MOB: 086 8188425 EMAIL: l.innes@potarch.ie L: 01 2820617  
ONE EIGHTY THREE KILMERAY PARK HERBERT ROAD BRAY CO. WICKLOW



# Land Registry Compliant Map



National Mapping Agency

**CENTRE  
COORDINATES:**  
ITM 726285,718796

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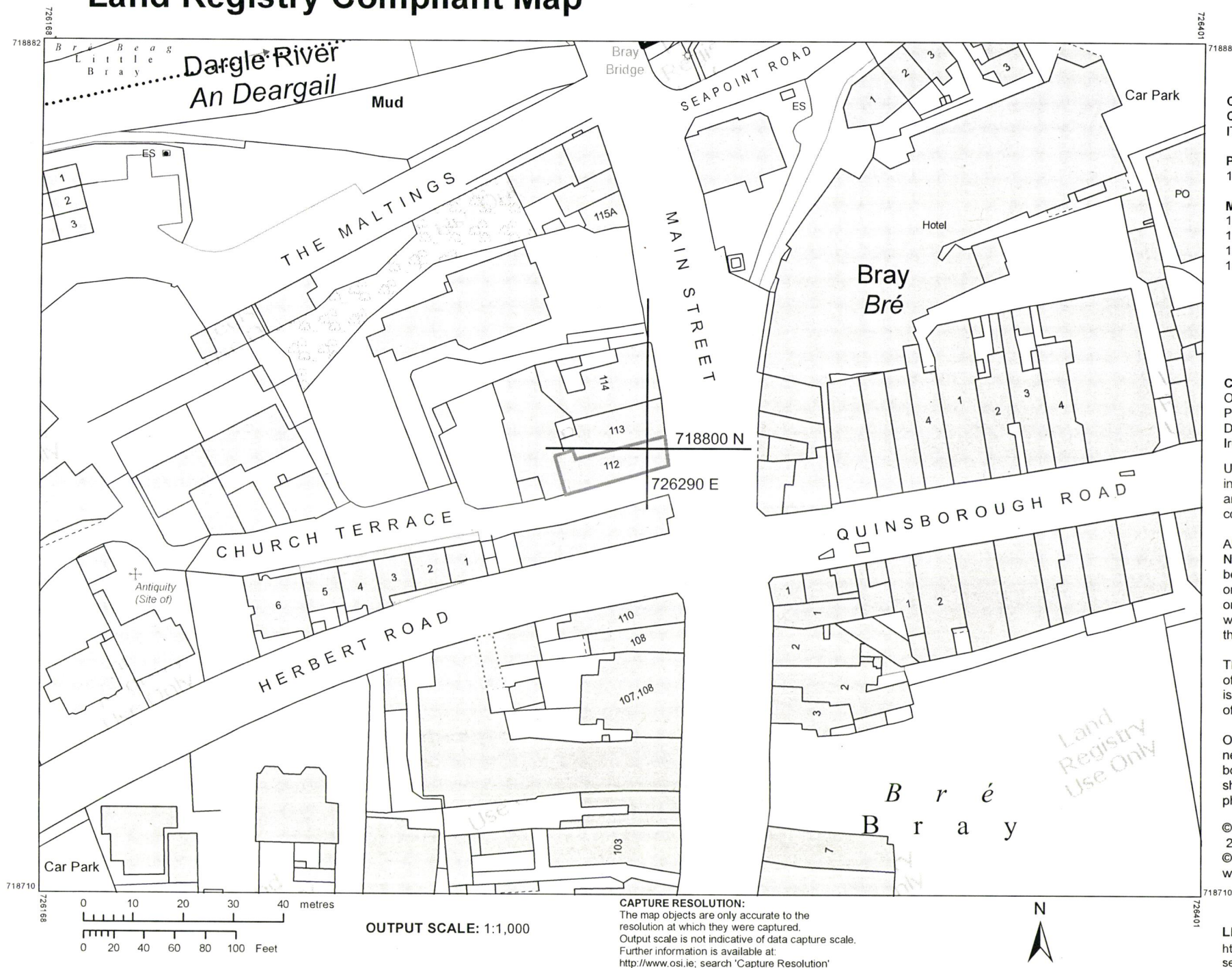
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