



Comhairle Contae Chill Mhantáin  
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
Planning, Economic and Rural Development

Áras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
Guthán / Tel: (0404) 20148  
Faics / Fax: (0404) 69462  
Rphost / Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

Andrew Walsh

  
Of May 2026

RE: Declaration in accordance with Section 5 of the Planning & Development Acts  
2000 (As Amended) -EX51/2026

A Chara,

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 Coimisiún Pleanála of such fee as may be  
prescribed, refer a declaration for review by the Coimisiún 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.



Ta an t-ábair seo ar fáil ar líne ar [www.wicklowcoco.ie](http://www.wicklowcoco.ie)  
This document is available online at [www.wicklowcoco.ie](http://www.wicklowcoco.ie)

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísí, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development





# COMHAIRLE CONTAE CHILL MCHANTÁIN Wicklow County Council

## Pleanáil, Forbairt Eacnamaíochta agus Tuaithe Planning, Economic and Rural Development

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

Applicant: Andrew Walsh

Location: Esplanade Villa, Strand Road, Bray, Co. Wicklow

Reference Number: EX 51/2026

### CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/525

A question has arisen as to whether “(i) demolition of the existing utility room of approximately 4sqm, (ii) construction of a new utility room to replace existing of the same height, footprint and area” at Esplanade Villa, Strand Road, Bray, Co. Wicklow is or is not exempted development.

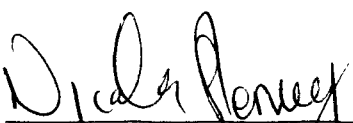
#### Having regard to:

- The details received with the Section 5 Declaration on the 14/04/2026
- An Bord Pleanála – Board Order ABP-305802-19
- Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- Schedule 2, Part.1, Class 1 and Class 50(b) of the Planning and Development Regulations 2001 (as amended)

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

- The demolition of an existing utility room and construction of a replacement utility room are operations of construction and demolition and therefore works having regard to the definition under Section 2 of the Planning and Development Act 2000(as amended)
- The demolition/ construction works would be development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- The demolition of the existing utility room to rear would come within the description set out in in Schedule 2, Part 1, Class 50 (b) of the Planning and Development Regulations 2001 (as amended).
- The provision of a 4sqm rear extension would come within the description set out in Class 1: Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

**The Planning Authority considers that “(i) demolition of the existing utility room of approximately 4sqm, (ii) construction of a new utility room to replace existing of the same height, footprint and area” at Esplanade Villa, Strand Road, Bray, Co. Wicklow is development and IS exempted development.**

Signed: 

ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT

Date: 



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/525

Reference Number: EX 51/2026

Name of Applicant: Andrew Walsh

Nature of Application: Section 5 Referral as to whether “(i) demolition of the existing utility room of approximately 4sqm, (ii) construction of a new utility room to replace existing of the same height, footprint and area” is or is not development and is or is not exempted development.

Location of Subject Site: Esplanade Villa, Strand Road, Bray, Co. Wicklow

Report from: Neal Murphy, EP, Edel Bermingham, T/SP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether “(i) demolition of the existing utility room of approximately 4sqm, (ii) construction of a new utility room to replace existing of the same height, footprint and area” at Esplanade Villa, Strand Road, Bray, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

**Having regard to:**

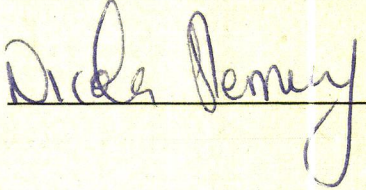
- a) The details received with the Section 5 Declaration on the 14/04/2026
- b) An Bord Pleanála – Board Order ABP-305802-19
- c) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- d) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- e) Schedule 2, Part.1, Class 1 and Class 50(b) of the Planning and Development Regulations 2001 (as amended)

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

- i. The demolition of an existing utility room and construction of a replacement utility room are operations of construction and demolition and therefore works having regard to the definition under Section 2 of the Planning and Development Act 2000(as amended)
- ii. The demolition/ construction works would be development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- iii. The demolition of the existing utility room to rear would come within the description set out in in Schedule 2, Part 1, Class 50 (b) of the Planning and Development Regulations 2001 (as amended).
- iv. The provision of a 4sqm rear extension would come within the description set out in Class 1: Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

**Recommendation**

The Planning Authority considers that "(i) demolition of the existing utility room of approximately 4sqm, (ii) construction of a new utility room to replace existing of the same height, footprint and area" at Esplanade Villa, Strand Road, Bray, Co. Wicklow is development and is exempted development as recommended in the planning reports.

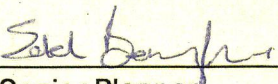
Signed: 

Date: 06/05/2026

**ORDER:**

**I HEREBY DECLARE:**

THAT "(i) demolition of the existing utility room of approximately 4sqm, (ii) construction of a new utility room to replace existing of the same height, footprint and area" at Esplanade Villa, Strand Road, Bray, Co. Wicklow is **development and is exempted development** within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: 

T/Senior Planner  
Planning, Economic & Rural Development

Date: 7/5/2026



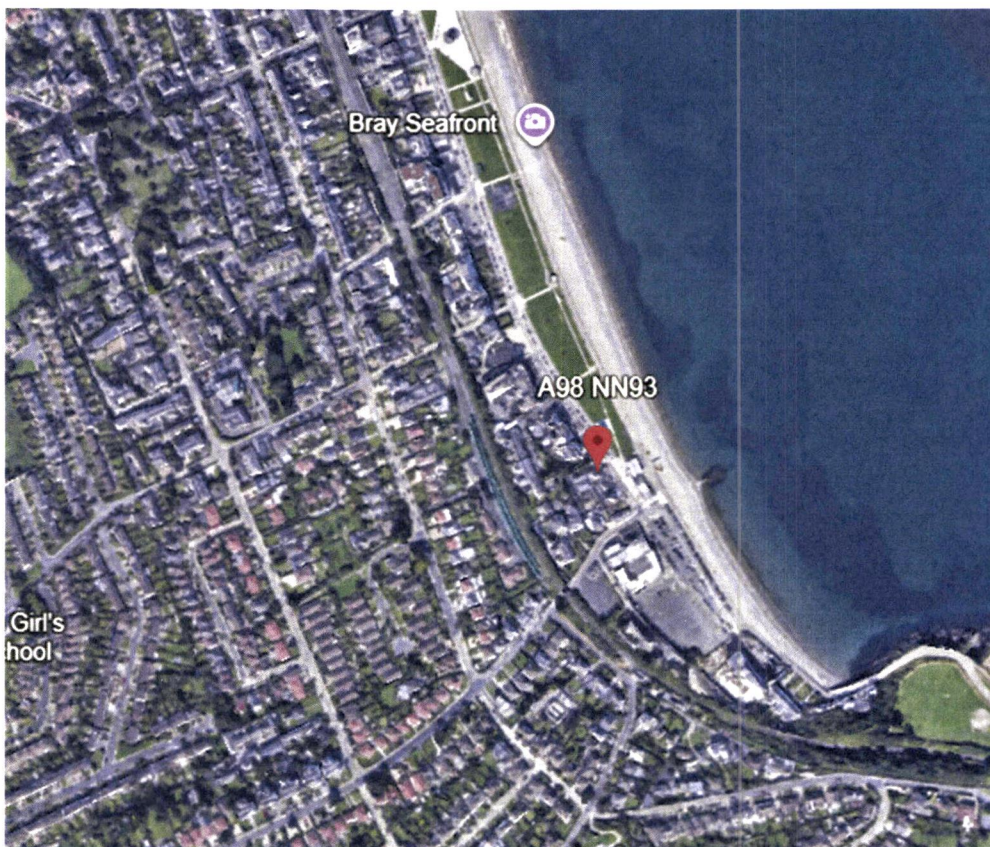
**WICKLOW COUNTY COUNCIL  
PLANNING DEPARTMENT**

**Section 5 – Application for declaration of Exemption Certificate**

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**TO:** Edel Bermingham T/Senior Planner / Patrice Ryan Senior Executive Planner  
**FROM:** Neal Murphy Executive Planner  
**REF:** EX51/2026  
**DECISION DUE:** 11/05/2026  
**NAME:** ANDREW WALSH  
**DEVELOPMENT:** DEMOLITION OF EXISTING STRUCTURE AND REPLACEMENT  
**LOCATION:** ESPLANADE VILLA, STRAND ROAD, BRAY

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**Site Location and Description**

The subject site is located on Strand Road near the junction with Putland Road along Bray seafront. The site contains an end of terrace two-storey dwelling with a gable pitched roof and a single storey extension to the front of the dwelling which is in use as a takeaway.

**Question:**

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

- Demolition of an existing single storey rear ground floor of the property (approximately 4 square metres, single leaf concrete blockwork construction, forming part of the kitchen) and the proposed construction of its replacement on the same footprint with an insulated structure of the same dimensions, using materials to match the existing dwelling, constitutes development which is or is not exempted development. The existing extension has been assessed as beyond economical repair by ONCE Consulting Engineers (Ref 7486-R01, April 2026). Full details are set out in the attached supporting submission.

### Relevant Planning History

None

### Bray Municipal District Local Area Plan 2018

SF Seafront - To provide for the development and improvement of appropriate seafront uses.

### Relevant Legislation:

#### **Planning and Development Act 2000 (as amended)**

##### **Section 2:**

“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 situated,

“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.

##### **Development -Section 3:**

"development" means—

(a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or

Section 4(2) provides that the Minister may by regulations provide any class of development to be exempted development. The Regulations which are applicable in this case are the Planning and Development Regulations 2001 (as amended).

##### **Exempted Development Section 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.

4 (4) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

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

**Article 6(1)** states that certain classes of development which are specified in Schedule 2 shall be exempted development for the purposes of the Act, subject to compliance with any associated conditions and limitations;

**Article 9(1) (a) and (b)** details a number of circumstances under which the development to which Article 6 relates shall not be exempted development for the purposes of the Act.

**Schedule 2, Part 1, Exempted Development – General**

<b>Column 1 Description of Development</b>	<b>Column 2 Conditions and Limitations</b>
<p><b>Development within the curtilage of a house</b>  <b>CLASS 1</b>            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.</p>	<p>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.</p> <p>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,</p>

	<p>including those for which planning permission has been obtained, shall not exceed 20 square metres.</p> <ol style="list-style-type: none"><li>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</li><li>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.</li><li>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.</li><li>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.</li><li>7. The roof of any extension shall not be used as a balcony or roof garden.</li></ol>
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<p><i>CLASS 50 (a)</i></p> <p><i>The demolition of a building, or buildings, within the curtilage of—</i></p> <p><i>(i) a house,</i></p> <p><i>(ii) an industrial building,</i></p> <p><i>(iii) a business premises, or</i></p> <p><i>(iv) a farmyard complex.</i></p> <p><i>(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.</i></p>	<p>1. <i>No such building or buildings shall abut on another building in separate ownership.</i></p> <p>2. <i>The cumulative floor area of any such building, or buildings, shall not exceed:</i></p> <p><i>(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and</i></p> <p><i>(b) in all other cases, 100 square metres.</i></p> <p>3. <i>No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.</i></p>
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**Declaration details submitted:**

- Cover Letter including Board Order from ACP
  - Structural Condition Report – ONCE Consultant Engineers
  - Site Location Plan 0001
  - Site Layout Plan 0002
  - Section 5 Plans 0003
  - Section 5 Elevations 0004
- a) The demolition of the existing single storey rear ground floor extension, approximately 4 square metres in floor area, which currently forms part of the kitchen area of the dwelling.
- b) The construction of a replacement single storey rear extension on the same footprint, to the same height and external dimensions as the existing structure, using materials to match the existing dwelling, with the addition of insulation to comply with the current building regulations.

**Assessment:**

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. 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. Therefore, it is considered that the proposal would involve works of construction and therefore the proposal does constitute development.

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

The demolition of the existing extension to the rear is set out in Schedule 2: Part 1, Class 50 (b) rather than Class 50(a) as the extension forms part of the habitable house and is in connection with the provision of an extension to the rear (Class 1). Whilst the building abuts another building in separate ownership, the limitations as per Class 50(a) are not considered relevant and therefore would be considered exempt.

Schedule 2, Pt.1 Class 1 of the Planning and Development Regulations 2001 (as amended) states that the following constitutes exempted development:

*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.*

<p><b>1. (a)</b> <i>Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</i></p> <p><b>b)</b> <i>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.</i></p> <p><b>(c)</b> <i>Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</i></p>	<p>Extension of 4 sqm in gross floor area.</p> <p>N/A – single storey extension</p> <p>N/A - end of terrace dwelling</p>
<p><b>2. (a)</b> <i>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</i></p>	<p>Any previous extensions likely to be pre-1964.</p> <p>No planning history on site.</p>

<p><i>planning permission has been obtained, shall not exceed 40 square metres.</i></p> <p><i>(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.</i></p> <p><i>(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.</i></p>	<p>N/A</p> <p>N/A</p>
<p><b>3.</b> <i>Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</i></p>	<p>N/A</p>
<p><b>4.</b> <i>(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.</i></p> <p><i>(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.</i></p> <p><i>(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.</i></p>	<p>Extension wall does not exceed the height of the rear wall of the house.</p> <p>N/A</p> <p>Height of the extensions roof does not exceed the height of the highest part of the roof of the dwelling.</p>

<p>5. <i>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.</i></p>	<p>The dwelling did not have 25sqm open space originally and the overall floor area is not being increased.</p>
<p>6. (a) <i>Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</i></p> <p>(b) <i>Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</i></p> <p>(c) <i>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.</i></p>	<p>No windows proposed.</p> <p>N/A</p> <p>N/A</p>
<p>7. <i>The roof of any extension shall not be used as a balcony or roof garden.</i></p>	<p>It is not indicated that the existing roof is to be used as a balcony or roof garden.</p>

It is noted that the proposed works to which article 6 relates shall not be exempted development for the purposes of the Act if the carrying out of such works would contravene with the limitations as set out per Article 9 (1).

Recommendation:

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

- Demolition of the existing utility room of approximately 4sqm
- Construction of a new utility room to replace existing of the same height, footprint and area

at ESPLANADE VILLA, STRAND ROAD, BRAY, A98 NN93 constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority considers that the

Demolition of the existing utility room and construction of a replacement utility room of the same height, footprint and area **is development** and is **exempted development**.

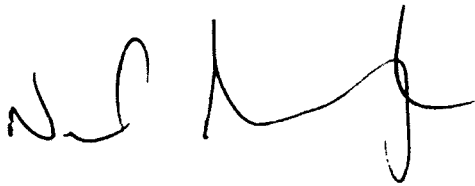
Main Considerations with respect to Section 5 Declaration:

- a) The details received with the Section 5 Declaration on the 14/04/2026
- b) An Bord Pleanála – Board Order ABP-305802-19

- c) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- d) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- e) Schedule 2, Part.1, Class 1 and Class 50(b) of the Planning and Development Regulations 2001 (as amended)

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

- i The demolition of an existing utility room and construction of a replacement utility room are operations of construction and demolition and therefore works having regard to the definition under Section 2 of the Planning and Development Act 2000(as amended)
- ii The demolition/ construction works would be development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended)
- iii.
  - **The demolition of the** existing utility room to rear would come within the description set out in ~~habitable area to the rear is considered to be development as set out in~~ **Schedule 2, Part 1, Class 50 (b)** of the Planning and Development Regulations 2001 (as amended)
  - ~~The construction of a 4 sqm extension to the rear of a house is works and is therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).~~
  - iv The provision of a 4sqm rear extension would come within the description set out in Class 1: Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).



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**Neal Murphy**  
**Executive Planner**  
**01/05/2026**



Agreed as modified 5/5/2026

# MEMORANDUM

## WICKLOW COUNTY COUNCIL

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**TO: Neal Murphy**  
**Executive Planner**

**FROM: Aoife Kinsella**  
**Clerical Officer**

**RE: - EX51/2026 - Declaration in accordance with Section 5 of the  
Planning & Development Acts 2000 (as amended)**

I enclose herewith for your attention application for Section 5 Declaration received 14/04/2026.

The due date on this declaration is the 11/05/2026.

Aoife Kinsella

**Clerical Officer**  
**Planning Development & Environment**



# Comhairle Contae Chill Mhantáin Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
Planning, Economic and Rural Development**

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

Andrew Walsh  
86 Rathdown Park  
Terenure  
Dublin  
6W E202

15<sup>th</sup> of April 2026

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX51/2026**

A Chara

I wish to acknowledge receipt on 14/04/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 11/05/2026.

Mise, le meas

Aoife Kinsella

Aoife Kinsella  
Clerical Officer  
Planning, Economic & Rural Development



Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

14/04/2026 12 27 46

Receipt No L1/0/362028

Andrew Walsh  
86 Rathdown Park  
Terenure  
D6WE202

EXEMPTION CERTIFICATE S	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total 80 00 EUR

Tendered  
Credit Card 80 00  
Esplanade Villa, Strand Rd, Bra

Change 0 00

Issued By Lea Anne Daniels  
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**

Date Received

Fee Received

**RECEIVED 14 APR 2026**

**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: **Andrew Walsh** \_\_\_\_\_

Address of applicant: **86 Rathdown Park, Terenure, Dublin 6W, E202** \_\_\_\_\_

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

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

(b) Name of Agent (where applicable) \_\_\_\_\_

Address of Agent : \_\_\_\_\_  
\_\_\_\_\_

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

**3. Declaration Details**

**RECEIVED 14 APR 2026**

- i. Location of Development subject of Declaration \_\_\_\_\_  
Esplanade Villa, Bray, Strand Road, Bray, Co. Wicklow, A98 NN93
- ii. Are you the owner and/or occupier of these lands at the location under i. above ?  
 Yes/ No.  
**YES**
- iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- 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 \_\_\_\_\_  
Whether the demolition of an existing single-storey rear ground floor of the property (approximately 4 square metres, single-leaf concrete blockwork construction, forming part of the kitchen) and the proposed construction of its replacement on the same footprint with an insulated structure of the same dimensions, using materials to match the existing dwelling, constitutes development which is or is not exempted development. The existing extension has been assessed as beyond economical repair by ONCE Consulting Engineers (Ref 7486-R01, April 2026). Full details are set out in the attached supporting submission.  
*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 \_\_\_\_\_  
The following provisions are considered relevant:  
(a) Sections 2(1) and 3(1) of the Planning and Development Act 2000 (as amended) — confirming that the proposed works constitute "development" within the meaning of the Act.

**(b) Section 4(1) of the Planning and Development Act 2000 (as amended) — providing that certain classes of development are exempted development.**

**(c) Articles 6(1) and 9(1) of the Planning and Development Regulations 2001 (as amended) — providing that development falling within a class specified in Schedule 2 is exempted development, subject to conditions and limitations. No restrictions under Article 9 apply in this case (the property is not a protected structure, is not within an ACA, and the works do not contravene any existing planning condition).**

**(d) Class 1 of Part 1 of Schedule 2 — exempting the construction of a rear extension where the house has not been previously extended and the floor area does not exceed 40 sq.m. The proposed replacement structure is ~4 sq.m., to the rear, ground floor only, and satisfies all conditions and limitations.**

**(e) Class 50(b) of Part 1 of Schedule 2 — exempting the demolition of part of a habitable house where that demolition is in connection with providing an extension under Class 1. The existing structure forms part of the dwelling (it houses part of the kitchen). The abutment restriction in Class 50 applies only to Class 50(a) and not to Class 50(b), as confirmed by An Bord Pleanála in ABP-305802-19.**

---

*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 \_\_\_\_\_

**0001 Site Location Plan**

**0002 Site Layout Plan**

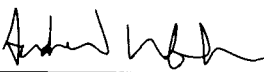
**0003 Section 5 Plans**

**0004 Section 5 Elevations**

**7486. Esplanade Villa. Structural Condition Report**

---

viii. Fee of € 80 Attached ? **Not attached, please call 089 494 9357 for payment**

Signed :  Dated : 14/04/2026

### **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.

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

## Supporting Submission

Application for Declaration under Section 5 of the  
Planning and Development Act 2000 (as amended)

**Esplanade Villa, Strand Road, Bray, Co. Wicklow, A98 NN93**

**Applicant:** Andrew Walsh

**Date:** April 2026

### 1. Background

Esplanade Villa is a two-storey dwelling dating to the mid-1800s, located on Strand Road in Bray, Co. Wicklow. The property is situated in a coastal area and has a history of flood exposure, with a recorded flood event in February 2002.

A comprehensive structural inspection was carried out by ONCE Consulting Engineers (Structural Condition Report, Document Ref 7486-R01, dated April 2026). The report concludes that the property is derelict and non-habitable, requiring urgent and very significant structural upgrading to the roof, walls, floors, substructure, foundations and drainage. A deep retrofit and extension project is now proposed to bring the dwelling back into habitable use.

Attached to the rear of the dwelling is a small single-storey ground floor extension of approximately 4 square metres, which currently forms part of the kitchen area. This structure is of single-leaf concrete blockwork construction with no insulation. It exhibits extensive mould growth and significant structural deterioration.

The structural engineer's report specifically addresses this extension, stating that it is in deplorable condition and recommending that it be demolished and rebuilt. The report states that the intervention required to repair the existing extension would be beyond its economical repair value, and that the professional recommendation is to demolish the existing structure and rebuild it to current building regulations and standards.

The extension abuts the neighbouring property, Bray Head Fishing & Social Club, to the rear/right. The dwelling itself is semi-detached, linked to Gimme Burger to the left. The dwelling has not been previously extended — no extensions have been carried out since 1 October 1964. The property is not a protected structure and is not located within an Architectural Conservation Area.

### 2. Proposed Works

The works for which this declaration is sought are as follows:

- (a) The demolition of the existing single-storey rear ground floor extension, approximately 4 square metres in floor area, which currently forms part of the kitchen area of the dwelling.
- (b) The construction of a replacement single-storey rear extension on the same footprint, to the same height and external dimensions as the existing structure, using materials to match the existing dwelling, with the addition of insulation to comply with current building regulations.

The replacement structure will occupy the same position and footprint as the existing extension. There is no increase in floor area. The works are necessary to address the structural deficiencies identified in the engineer's report and to bring this part of the dwelling up to current building standards as part of the wider deep retrofit of the property.

### 3. Legal Basis for Exemption

It is submitted that the proposed works constitute development which is exempted development, on the following basis.

#### 3.1 The replacement extension qualifies under Class 1

Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) provides an exemption for the extension of a house by the construction or erection of an extension to the rear of the house, subject to conditions and limitations.

The proposed replacement structure satisfies all of these conditions and limitations. It is to the rear of the dwelling. It is at ground floor level only. Its floor area is approximately 4 square metres. The dwelling has not been previously extended, and therefore the 40 square metre limit under Condition 1(a) applies — the proposed works are well within this threshold. The structure will not reduce the private open space to the rear below 25 square metres. All other conditions relating to height, windows, and boundaries are met.

#### 3.2 The demolition qualifies under Class 50(b)

Class 50(b) of Part 1 of Schedule 2 provides an exemption for “the demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.”

The existing rear extension forms part of the habitable dwelling — it is not a freestanding or separate outbuilding but rather houses part of the kitchen area and is physically integrated into the dwelling. Its demolition is directly in connection with the provision of a replacement extension in accordance with Class 1, as set out above. The works therefore fall squarely within the scope of Class 50(b).

It is noted that a derelict or run-down building previously used as a habitable house remains a “habitable house” for the purposes of these provisions.

#### 3.3 The abutment restriction does not apply to Class 50(b)

It is acknowledged that the existing extension abuts a building in separate ownership (Bray Head Fishing & Social Club). However, it is submitted that this does not preclude the exemption.

The Conditions and Limitations attached to Class 50 state at Condition 1: “No such building or buildings shall abut on another building in separate ownership.” This language corresponds to the description of development in Class 50(a), which refers to “the demolition of a building or other structure.” It does not correspond to the description in Class 50(b), which refers to “the demolition of part of a habitable house.”

An Bord Pleanála has directly addressed and confirmed this interpretation. In **Board Order ABP-305802-19** (6 Florence Terrace, Leeson Park Avenue, Dublin), the Board found that:

*“The description of development for Class 50(b) refers to the demolition of part of a habitable house, in contrast to Class 50(a) which refers to the demolition of a building or buildings. As Condition and Limitation number 1 on Class 50 refers only to ‘such building or buildings’ and does not refer to ‘part of a habitable house’, it therefore restricts the scope of the exemption under Class 50(a) but not that under Class 50(b). Therefore, the abutment or otherwise of the previous rear return to the house with a building in separate ownership does not affect the exempted status of its demolition.”*

The Board concluded that the works constituted development which was exempted development. A copy of this Board Order is enclosed with this application.

This reasoning was subsequently applied by the Board's inspector in **ABP-317659-23** (10 Burrow Road, Sutton, Dublin 13), a 2024 case involving the demolition and replacement of a rear extension at an end-of-terrace property where the original structure abutted a neighbouring building.

#### **4. Conclusion**

For the reasons set out above, it is respectfully submitted that the proposed demolition of the existing rear ground floor extension and its replacement with a new structure on the same footprint constitutes development which is exempted development under Class 1 and Class 50(b) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

A favourable declaration is respectfully requested.

#### **Enclosures**

1. Completed Section 5 Application Form with prescribed fee of €80
2. Site Location Map (1:1000) with site outlined in red
3. Site Layout Plan showing boundaries and adjoining structures
4. Floor plan and elevations of existing and proposed structure
5. ONCE Consulting Engineers Structural Condition Report (Ref 7486-R01, April 2026)
6. An Bord Pleanála Board Order ABP-305802-19

## Reference Links — For Your Records Only

*(Do not submit this page with the application)*

### **ABP-305802-19 — Board Order (Florence Terrace, Dublin — key precedent):**

<https://www.pleanala.ie/anbordpleanala/media/abp/cases/orders/305/d305802.pdf>

This is the key case. Dublin City Council issued a Section 5 declaration that the works were exempted. A neighbour referred it to An Bord Pleanála. The Board upheld the council's decision, specifically confirming that Class 50(b) is not subject to the abutment restriction. 4 pages — worth printing and including with the application.

### **ABP-317659-23 — Inspector's Report (Burrow Road, Sutton — applied same reasoning, 2024):**

<https://www.pleanala.ie/anbordpleanala/media/abp/cases/reports/317/r317659.pdf>

A more recent and more complex case (129 sq.m. extension, end-of-terrace, abutting neighbour). The inspector cited Florence Terrace and applied the same Class 50(b) reasoning. 36 pages — not necessary to include but useful background if the council queries the argument.

### **Schedule 2 Part 1 — Full regulatory text (hosted by Wicklow County Council):**

<https://www.wicklow.ie/Portals/0/Documents/Planning/Planning%20Applications/Exempted-Development/Part%201%20-%20Planning%20Regulations%202001.pdf>

This is Wicklow's own published version of the exempted development regulations. Class 1 is on pages 154–156, Class 50 is on pages 179–180.

### **Consolidated Regulations 2001–2025 (Department of Housing):**

<https://consult.housing.gov.ie/en/system/files/materials/9/Exempted%20Development%202001%20regulations%20-%20Schedule%202.pdf>



An  
Bord  
Pleanála

**Board Order**  
**ABP-305802-19**

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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 0315/19**

**WHEREAS** a question has arisen as to whether works consisting of demolition and construction at 6 Florence Terrace, Leeson Park Avenue, Dublin are or are not development or are or are not exempted development:

**AND WHEREAS** Damien Keaney and others of 2 Florence Terrace, Leeson Park Avenue, Dublin requested a declaration on this question from Dublin City Council and the Council issued a declaration on the 2<sup>nd</sup> day of October, 2019 stating that the matter is exempted development:

**AND WHEREAS** Damien Keaney and others referred the declaration for review to An Bord Pleanála on the 29<sup>th</sup> day of October, 2019:

**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) sections 2(1), 3(1) and 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (b) Article 6(1) and Article 9(1) of the Planning and Development Regulations, 2001, as amended,
- (c) Class 1 and Class 50 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, and the Conditions and Limitations attached thereto, and
- (d) the planning history of the site and the documentation submitted with the referral:

**AND WHEREAS** An Bord Pleanála has concluded that -

- (a) the works as carried out constitute development,
- (b) the gross floor area of the extension does not exceed 40 square metres,
- (c) the extension, therefore, comes within the scope of Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, and all Conditions and Limitations attached to this Class, and

- (d) the demolition of the previous rear return to the house on the site occurred in connection with development in accordance with Class 1, and so was in accordance with Class 50(b) of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended. The description of development for Class 50(b) refers to the demolition of part of a habitable house, in contrast to Class 50(a) which refers to the demolition of a building or buildings. As Condition and Limitation number 1 on Class 50 refers only to “such building or buildings” and does not refer to “part of a habitable house”, it therefore restricts the scope of the exemption under Class 50(a) but not that under Class 50(b). Therefore, the abutment or otherwise or the previous rear return to the house with a building in separate ownership does not affect the exempted status of its demolition:

**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 works consisting of demolition and construction at 6 Florence Terrace, Leeson Park Avenue, Dublin are development and are exempted development.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

---

**Terry Prendergast**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2020.**

**Structural Condition Report  
Derelict Property**

**Esplanade Villa  
Strand Road  
Bray  
Co Wicklow  
A98 NN93**

Prepared by ONCE Consulting Engineers

Date: APR 2026

**Project Client:** Andrew Walsh  
**Project Title:** 7486 - Esplanade Villa  
**Project Scope:** Deep Rétrofit & Extension  
**Document Title:** Structural Condition Report  
**Document File Ref.:** 7486 - R01

Rev.	Date	Issued to	Prepared by	Checked by	Approved by	Comments
1	03/04/26	WCC	VC	TON	TON	N/A
<p>This document is issued for the party that commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.</p> <p>We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.</p>				<p>This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party that commissioned it.</p>		

**Project Preparation and Contact Person**



**Valentin Cocis**  
 Structural Engineer BE(Hons), MIEI, MStructE  
 ONCE Consultant Engineers

## **CONTENTS**

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2.	PLANS .....	2
3.	SITE OBSERVATIONS: .....	4
4.	BUILDING ASSESSMENT: .....	20
5.	MAPS .....	21

## **1. EXECUTIVE SUMMARY**

A property inspection was carried out to determine the structural condition of the property at Esplanade Villa, Strand Road, Bray, Co Wicklow, A98 NN93.

The current dwelling dates back to mid-1800s based on the historical maps showing the use of the site unchanged since the construction of the building. The block facing the sea is likely the original dwelling with the rear wing added as a later extension to the building. Both structures are historic based on the building fabric and so the building can be considered as one element for this assessment.

The dwelling composes of the original (now semidetached) structure linked to the neighbor's side garage/dwelling to left (Gimme Burger) and to rear/right linked to the neighbors auxiliary buildings (Bray Head Fishing & Social Club) with a ground floor extension added to the rear wing much later and closer to our present day, which houses part of the kitchen and to the front block which is now a porch.

The superstructure comprises of stone rubble walls at ground floor level, internally and externally rendered, solid brick leaf wall at first floor level, also internally and externally rendered, built on rudimentary flag stone footings. The chimney breasts extend over the roof and are rendered. The roof is of timber construction with timber collar ties forming an attic, the first floor is of timber construction with timber joists at various levels and timber planks forming the finish floor, the ground floor is part suspended timber with cavity filled with rubble, part solid floor over rudimentary concrete screed.

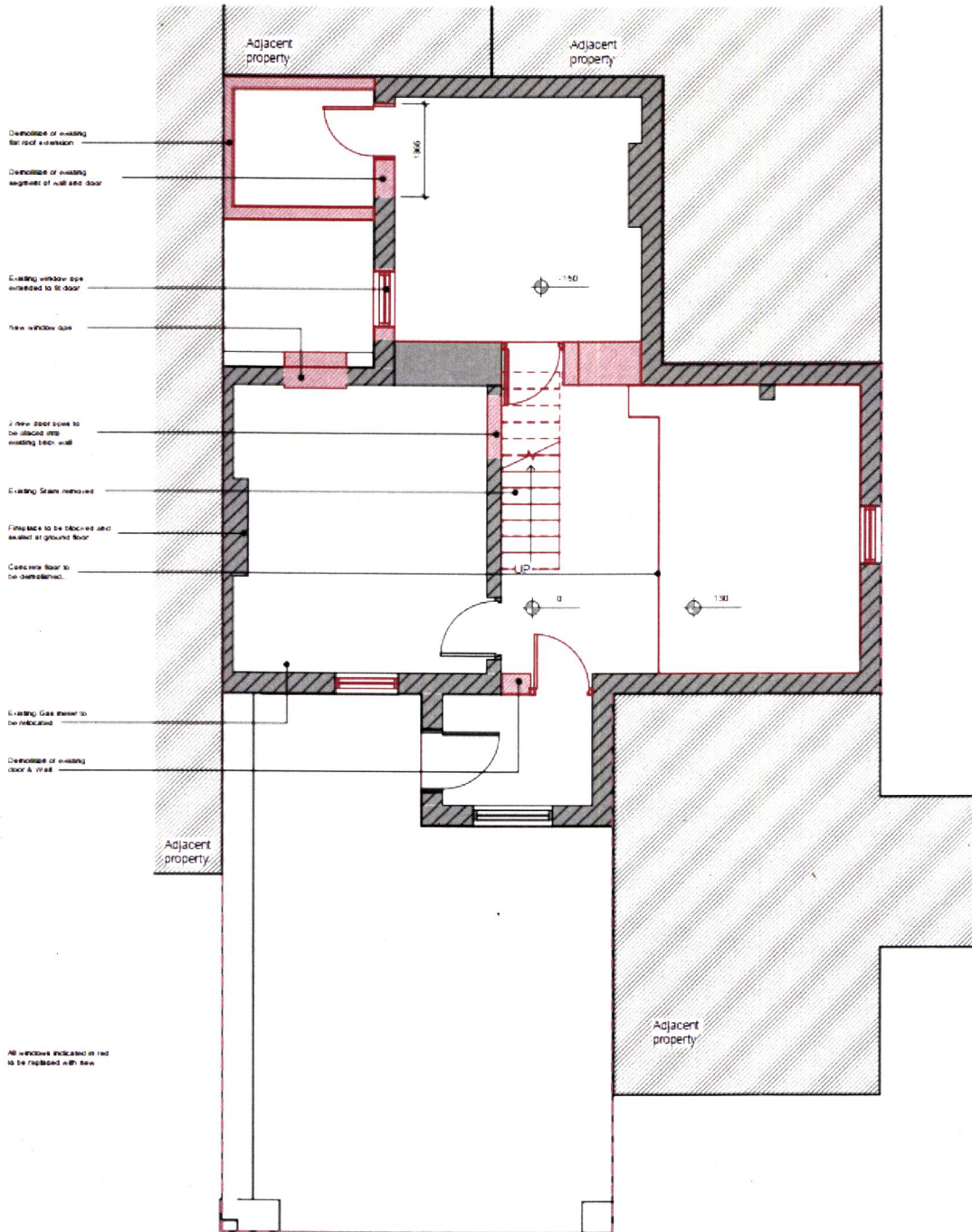
The house is situated in a coastal flood zone, past flood event occurred in 2002 where the site appears to have flooded (extent unknown).

Extensive structural wear, erosion, damage and disrepair was found and detailed in Chapter 4. Building Assessment

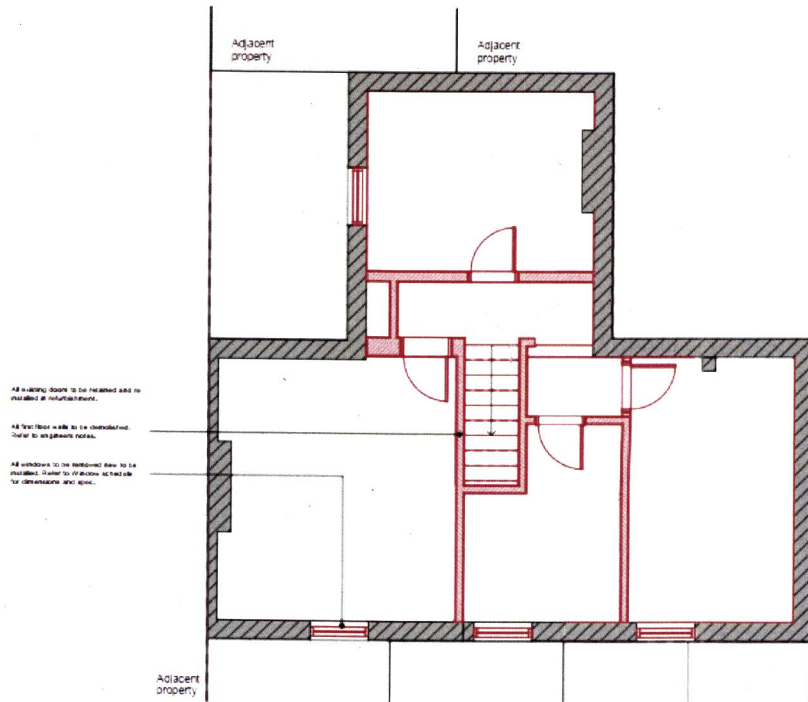
The property requires urgent and very significant structural upgrading to the roof, walls, floors, substructure, foundations and drainage (all aspects of the building).

The property in its current condition is derelict and non-habitable

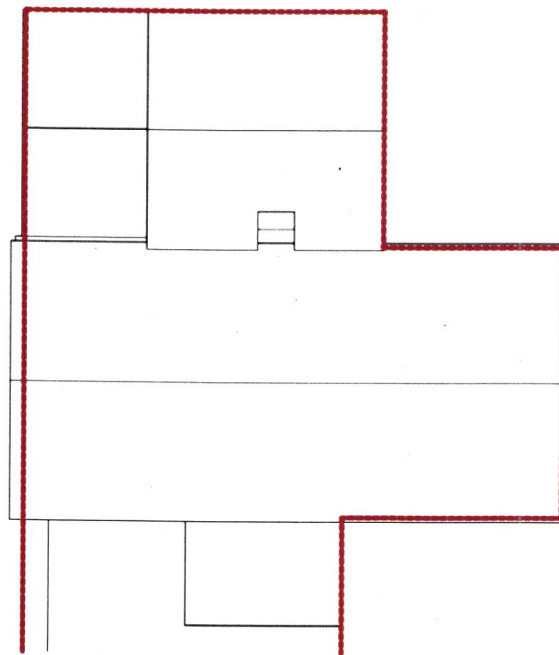
## 2. PLANS



1 Existing Ground Floor Plan  
1 : 50



**2 Existing First Floor Plan**  
1:50



**3 RF Roof Plan Copy 1**  
1:50

### 3. SITE OBSERVATIONS:

# 003 / A



Comment

**Front view.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / B



Comment

**Extreance porch.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / C



Comment

**Entrance.**

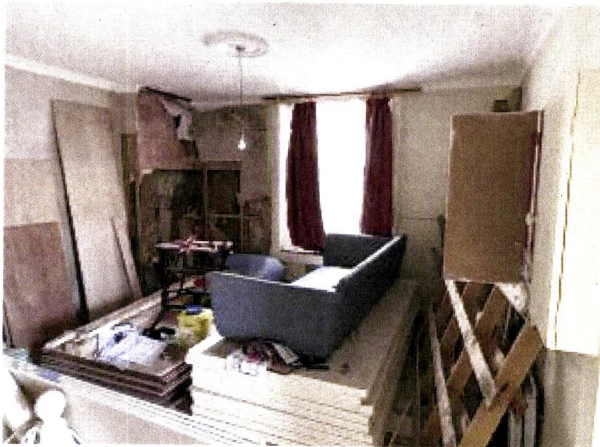
Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / D



Comment

**Current livingroom.**

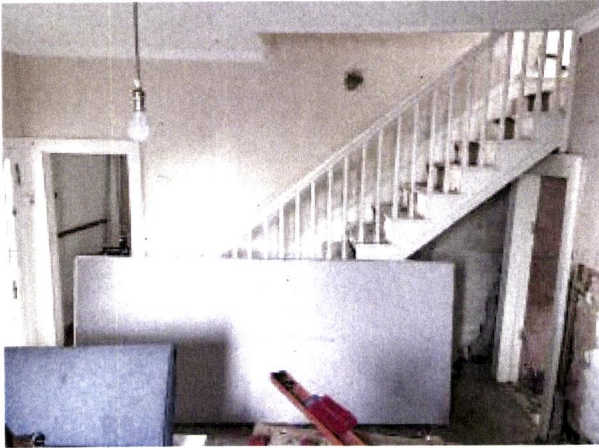
Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / E



Comment

**Current stairs.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / F



Comment

**Current ground floor suspended timber floors with cavity filled with rubble.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / G



Comment

**Current kitchen.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / H



Comment

**Trial hole showing solid floor buildup and foul drain main as per drainage survey.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / I



Comment

**Trial hole showing solid floor buildup and foul drain main as per drainage survey.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / J



Comment

**Rear ground floor extension. Mould and structural wear.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / K



Comment

**Rear courtyard.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / L



Comment

**Delaminated and cracked external render.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / M



Comment

**Mould and structural wear.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / N



Comment

**Internal plaster delaminated and cracked, structural wear of ceiling joists.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / O



Comment

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / O



Comment

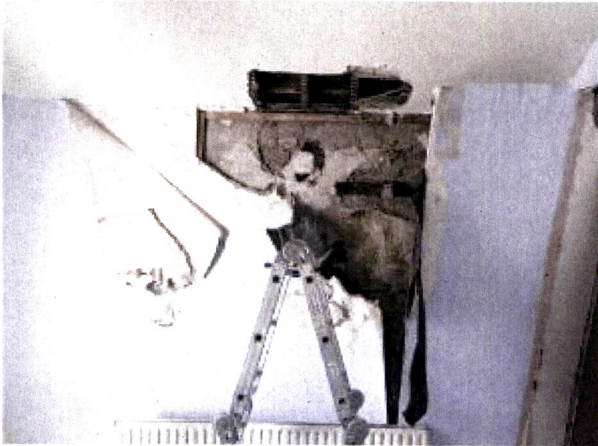
Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / P



Comment

Local cracking of solid brick leaf and some timber ledgers to be removed.

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / Q



Comment

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / R



Comment

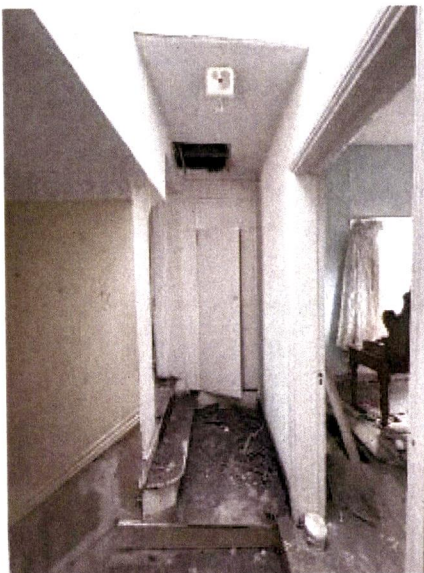
Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / S



Comment

**Various floor levels.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / T



Comment

**External walls to be rendered and insulated.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / U



Comment

**External walls to be rendered and insulated.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / V



Comment

**Internal timber walls to be reinforced.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / W



Comment

**Internal valley structure completely compromised**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / X



Comment

**External walls to be rendered and insulated.**

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / Y



Comment

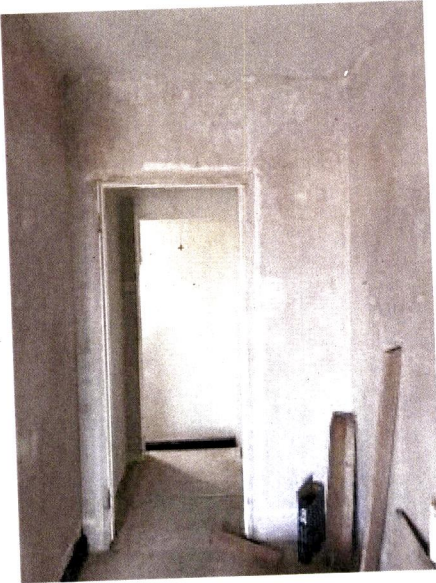
Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / Z



Comment

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / AA



Comment

Current Status

**No issue**

Location / Plan

Inspection Plan Element

# 003 / AB



Comment

Current Status  
**No issue**

Location / Plan

Inspection Plan Element

# 003 / AC



Comment

Current Status  
**No issue**

Location / Plan

Inspection Plan Element

# 003 / AD

Comment



Current Status

**No issue**

Location / Plan

Inspection Plan Element

#### **4. BUILDING ASSESSMENT:**

Structural intervention as follows:

**Roof:** Roof envelope comprises of asbestos tiles and rainwater goods appear to be asbestos also. These will need replacing by specialist contractor. The hidden internal valley is not flashed properly and has been leaking for a long time which caused significant damage to the timber structure. This will need temporary supporting, replacing and a new valley to be formed.

**First floor structure:** the joists are at different levels which cause a trip hazard. The entire first floor will need to be reinstalled at one continuous level and all joists will need solid bearing/connection to external walls.

**Internal partitions:** many of the timber partitions (some load bearing some non-load bearing) are in poor condition, deflected, buckled and will require stabilization works in the form of noggins, racking etc.

The windows are a mixture of timber sash windows and pvc windows, many not functional. Windows will need replacing and junction between frame and wall to be sealed correctly.

**Masonry walls:** at first floor level, there are some stitching works to be done where cracks have formed and some timber ledgers to be removed from the walls. At ground floor level the walls will require tanking to combat future flooding and raising dampness.

**Substructure:** the footings are rudimentary flag stones and formation level is very high, directly on sand. The proposal is to tie a new concrete slab to the footings to create a raft foundation, thereby improving the foundation of the house and mitigating against water rising from the ground up. The new subfloor will require a high gauge DPM also.

**Drainage:** a drainage survey was carried out our which shows the current drainage layout defective with rehabilitation works required for proper use.

**Insulation:** the house is completely uninsulated and thereby uninhabitable to current building standards. Insulation to be added both in the floor, walls and roof, with the view of preserving the historical fabric. Condensation to be mitigated by means of breathable insulation and properly designed mechanical/passive ventilation of building.

The ground floor rear extension housing the kitchen is in deplorable condition and will need to be demolished and rebuilt. The intervention required to repair the existing extension will be beyond economical repair value and as such, the professional recommendation is to demolish the existing structure and rebuild it to current building regulations and standards.

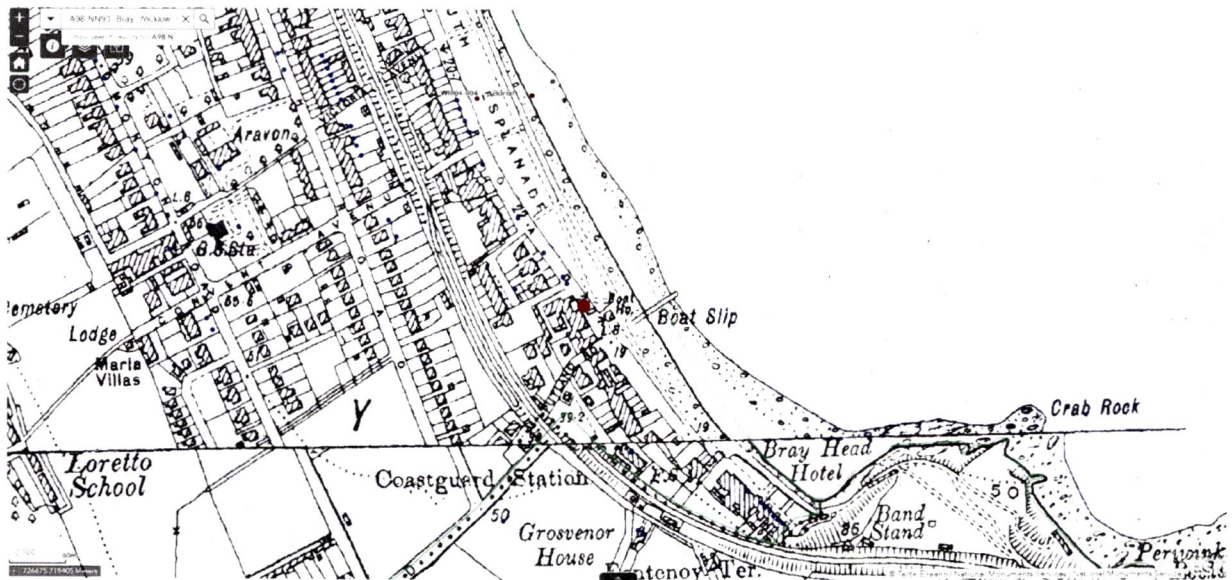
The front porch structure is sound but the roof will need to be insulated and waterproofed.

## 5. MAPS

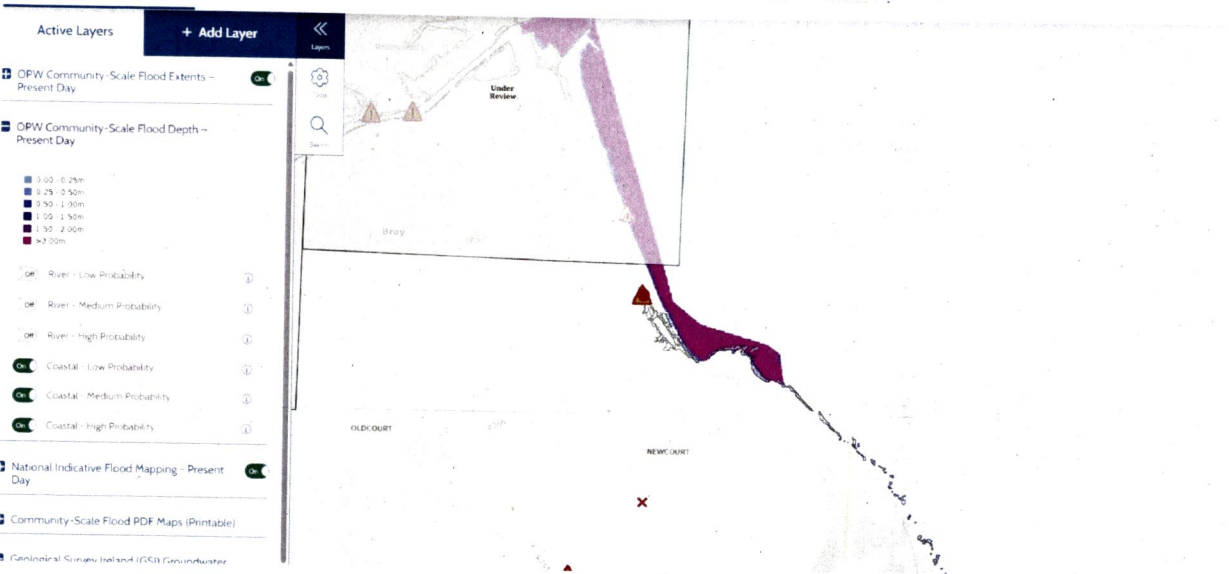
MapGenie 25 inch (ITM) (1888-1913)



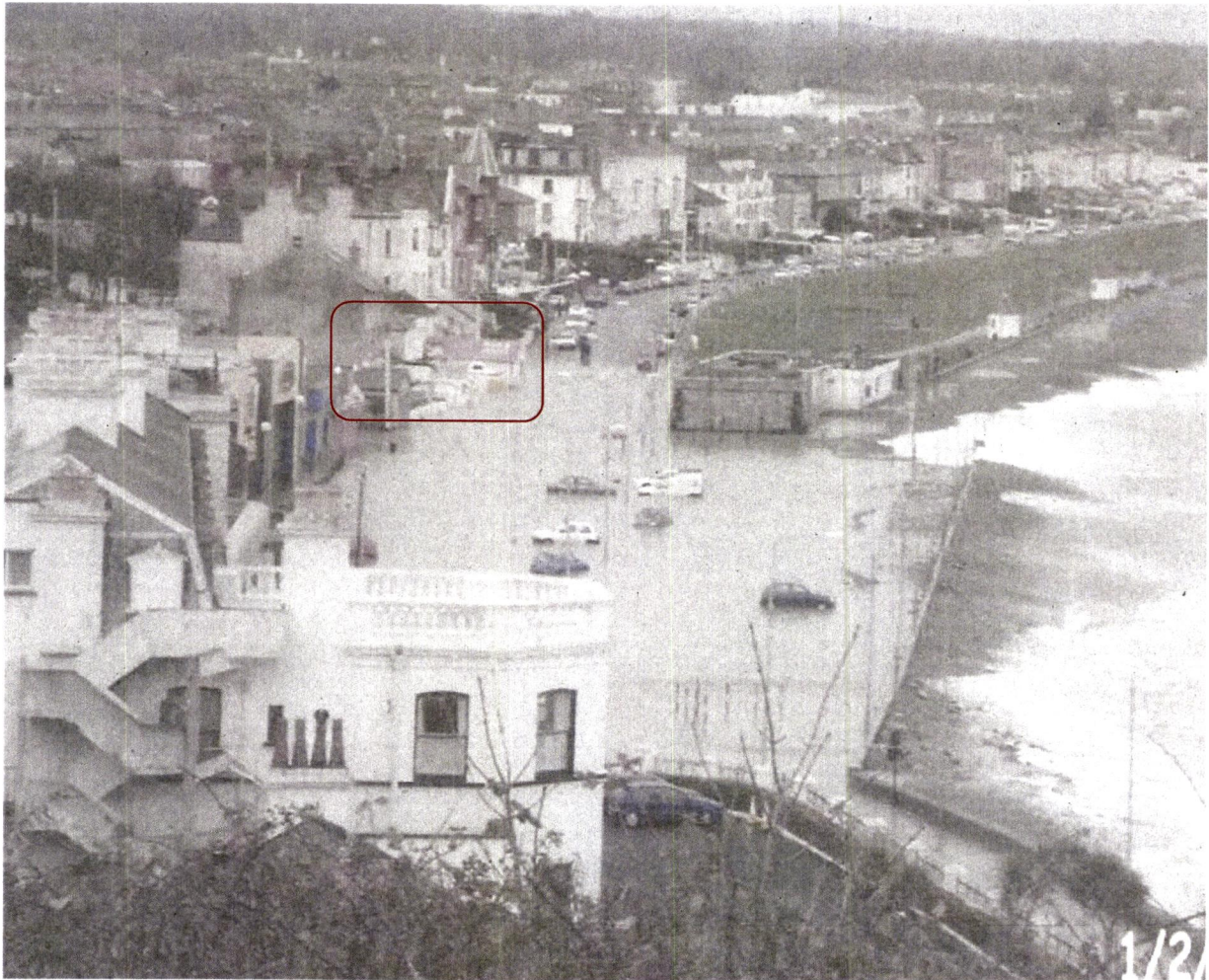
MapGenie 6 inch Last Edition B&W (ITM) (1837-1842)

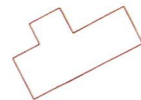


### Flood Maps



Past flood events





Description:  
=====

Digital Landscape Model (DLM)

Publisher / Source:  
=====

Tailte Éireann

Data Source / Reference:  
=====

PRIME2

File Format:  
=====

Autodesk AutoCAD (DWG\_R2013)

File Name:  
=====

v\_50483479\_1.dwg

Clip Extent / Area of Interest (AOI):  
=====

LLX,LLY= 727191.8437,717982.3252  
LRX,LRX= 727363.8437,717982.3252  
ULX,ULY= 727191.8437,718215.3252  
URX,URY= 727363.8437,718215.3252

Projection / Spatial Reference:  
=====

Projection= IREN95\_Irish\_Transverse\_Mercator

Centre Point Coordinates:  
=====

X,Y= 727277.8437,718098.8252

Reference Index:  
=====

Map Series | Map Sheets  
1:1,000 | 3568-20

Data Extraction Date:  
=====

Date= 09-Aug-2025

Source Data Release:  
=====

DCMLS Release V1.190.121

Product Version:  
=====

Version= 1.4

License / Copyright:  
=====

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Gach cead ar cosnamh.

Ní ceadmhach aon chuid den fhoilseachán seo a chóipeáil, a  
atáirgeadh nó a tharchur in aon fhoirm ná ar aon bhealach gan cead i  
scríbhinn roimh ré ó úinéirí an chóipchirt

Ní hionann bóthar, bealach nó cosán a bheith ar an léarscáil seo agus  
fianaise ar chead slí.

Ní thaispeánann an léarscáil topagrafach seo teorainneacha  
réadmhacine dlíthiúla, agus ní léiríonn sé úinéireacht ar ghnéithe  
fisceacha.

# Esplanade Villa

Project No. 25.004

14/04/26

Revisions

NOT FOR CONSTRUCTION

True North

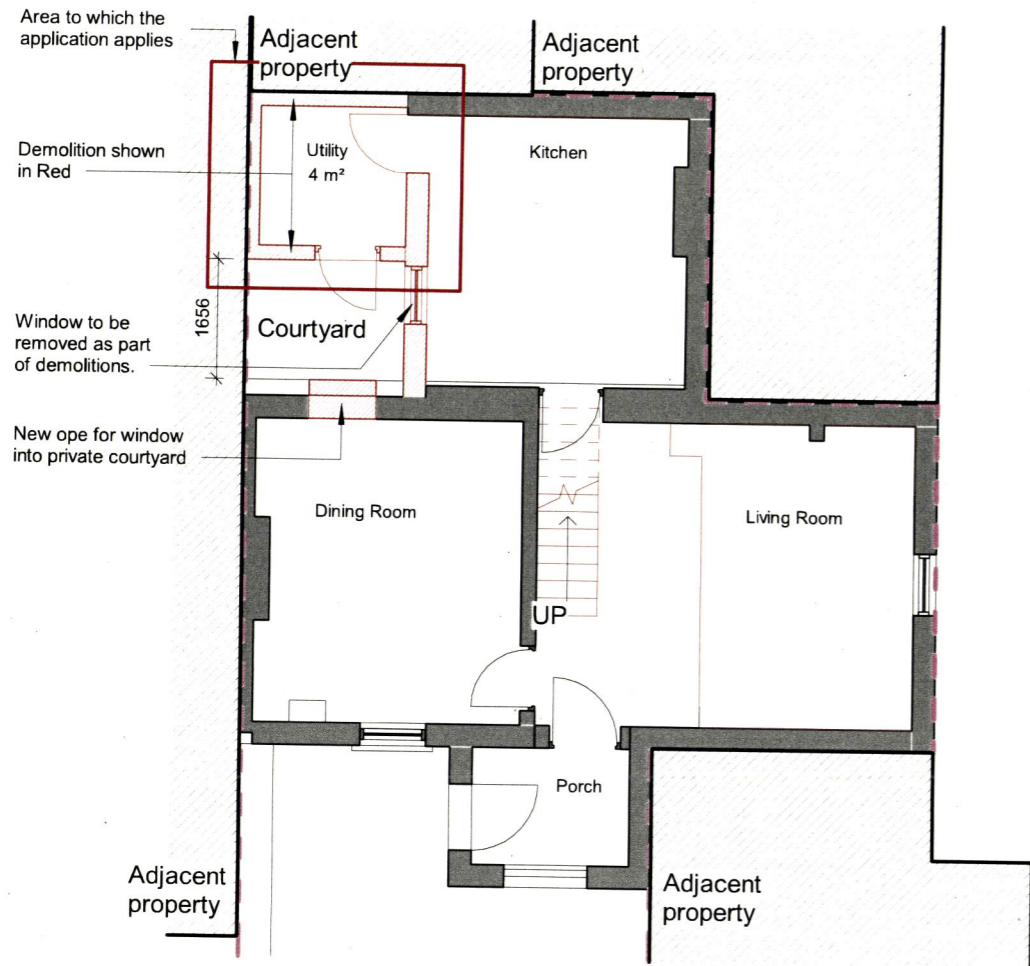


Scale 1:1000

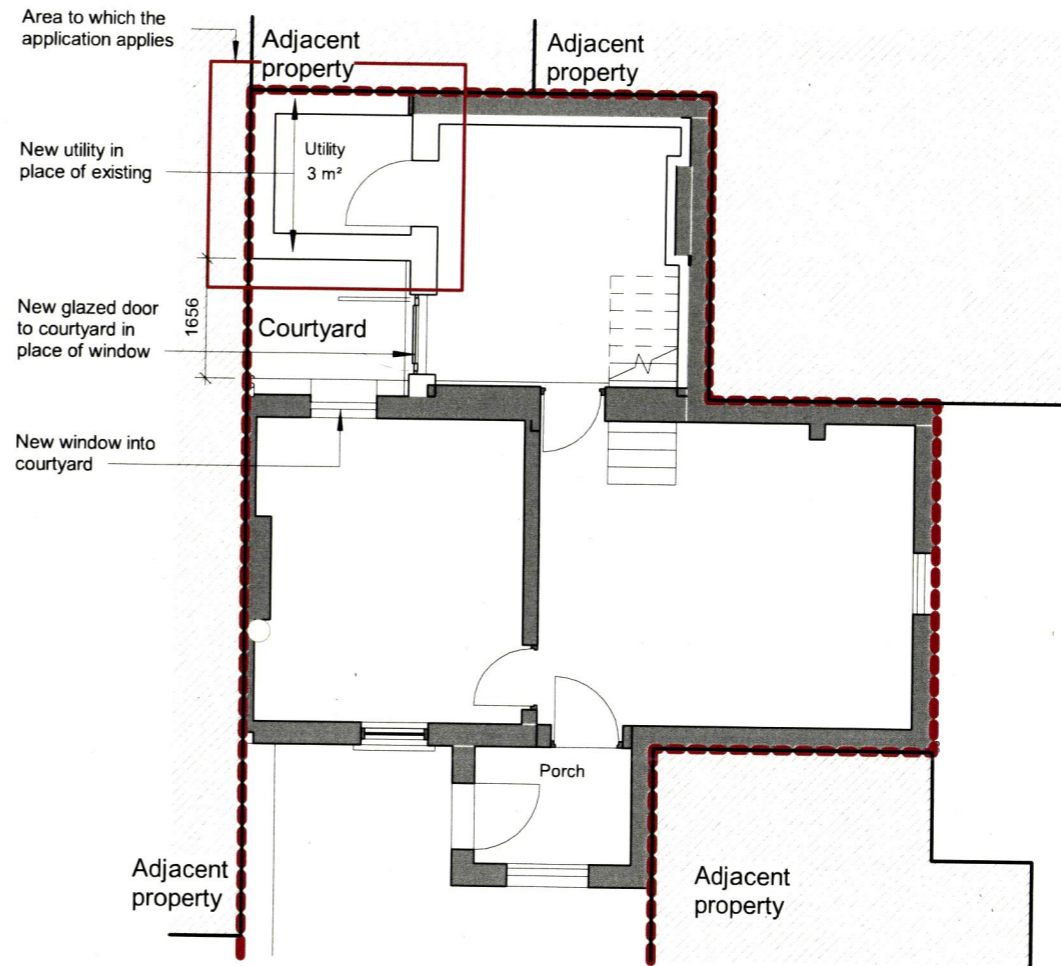
Site Location Plan

# 0001

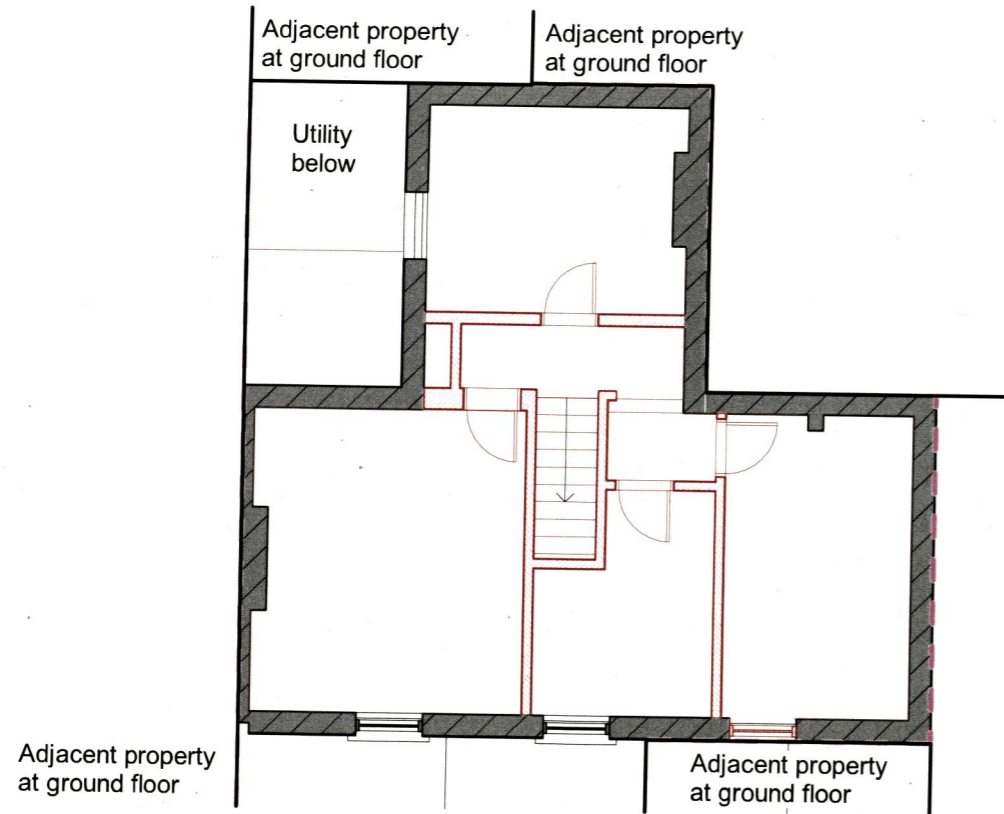
Sheet No. ©2021



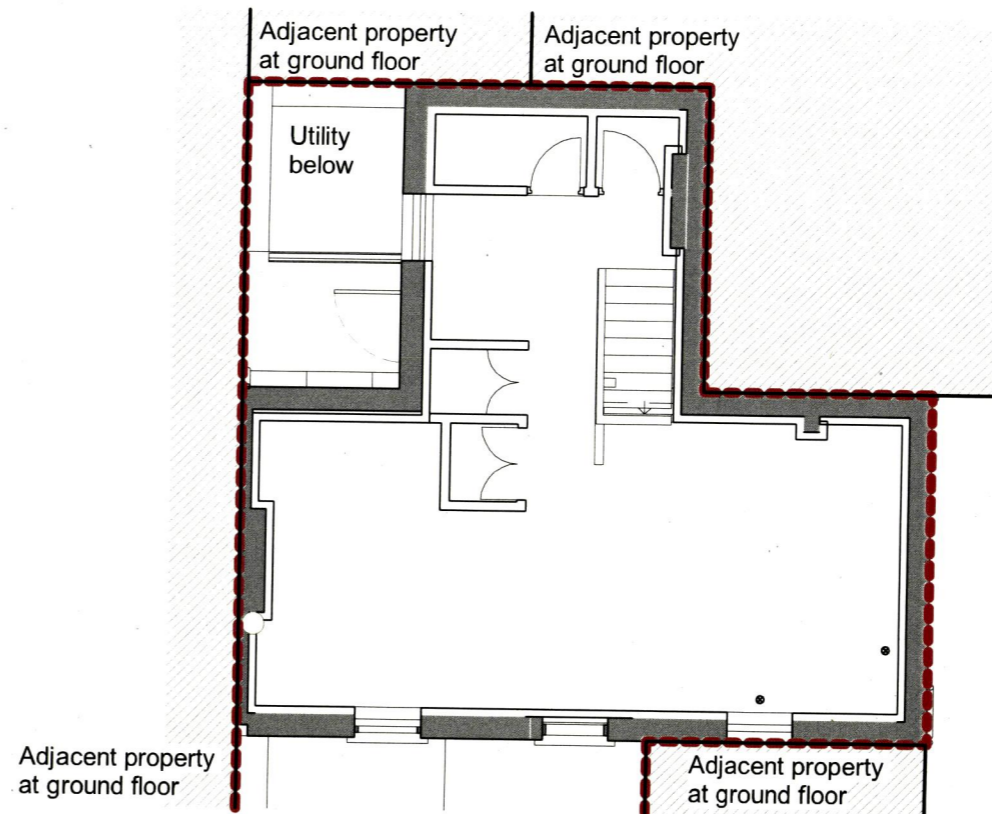
**3 Existing Ground Floor Plan**  
1 : 100



**1 Proposed Ground Floor Plan**  
1 : 100



**6 Existing First Floor Plan**  
1 : 100



**2 Proposed First Floor Plan**  
1 : 100

LOGO

**Esplanade  
Villa**

Project No. 25.004



Revisions

NOT FOR CONSTRUCTION

Project North

Scale 1 : 100

Section 5 Plans

**0003**

Sheet No. ©2021

Property line in RED

Area which applies to this application in ORANGE.



# Esplanade Villa

Project No. 25.004

08/24/18

Revisions

NOT FOR CONSTRUCTION

True North



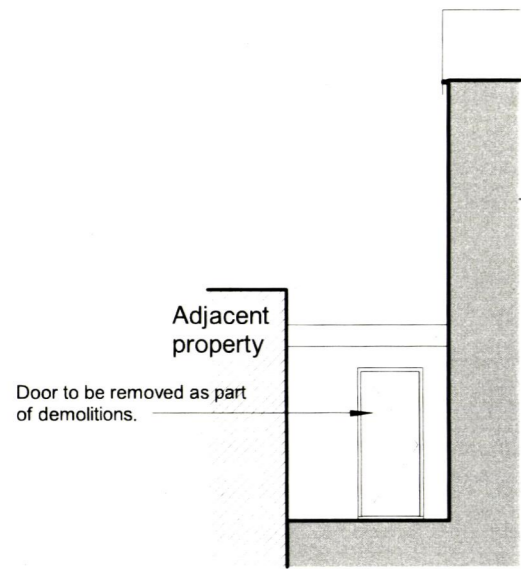
Scale 1:200

Site Layout Plan

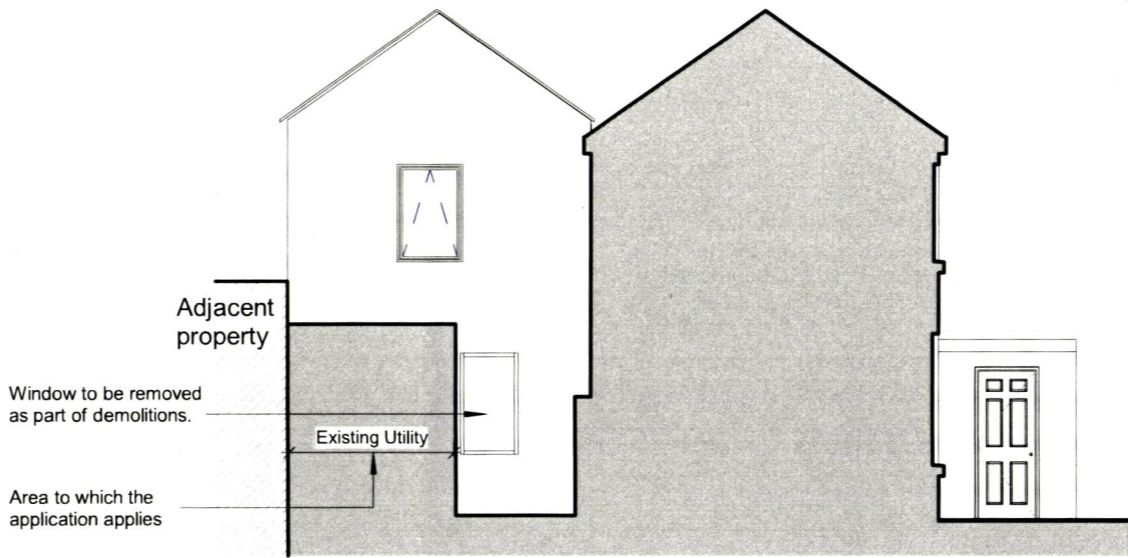
# 0002

Sheet No. ©2021

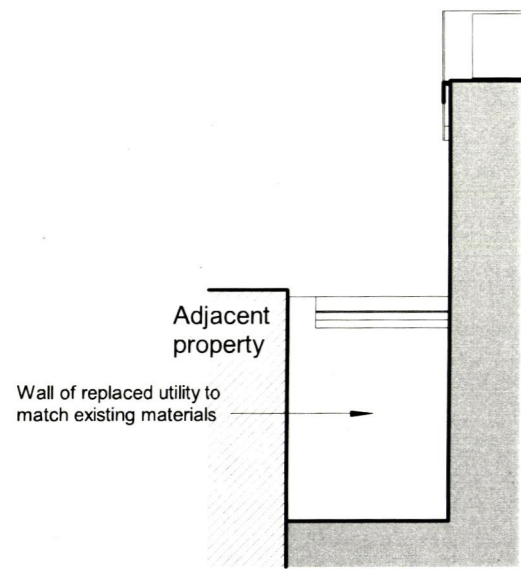
## 2 Site Layout Plan 1:200



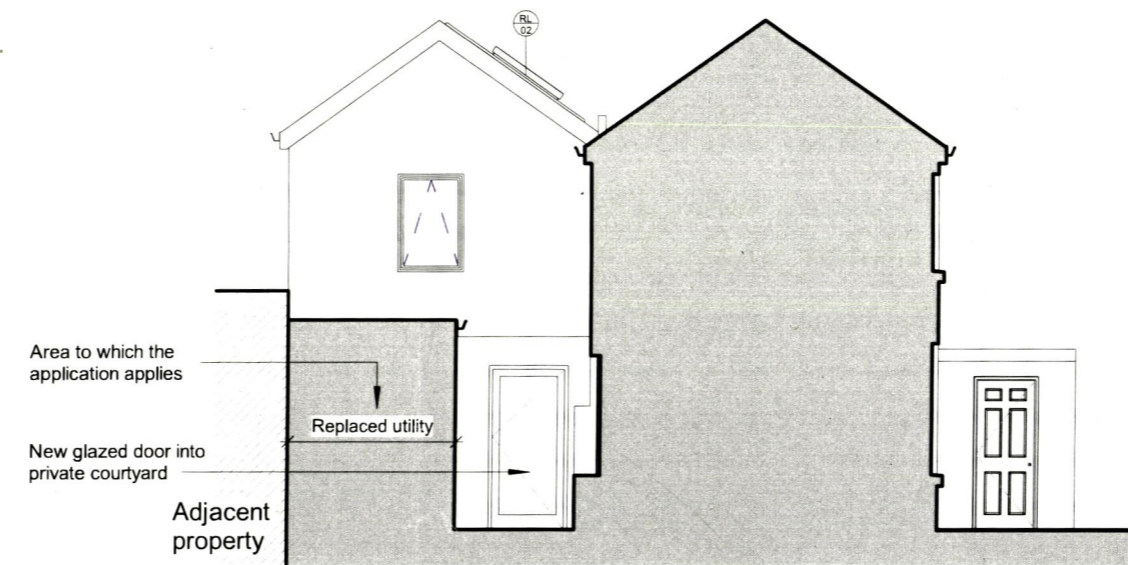
**1 Existing East Courtyard Elevation**  
1 : 100



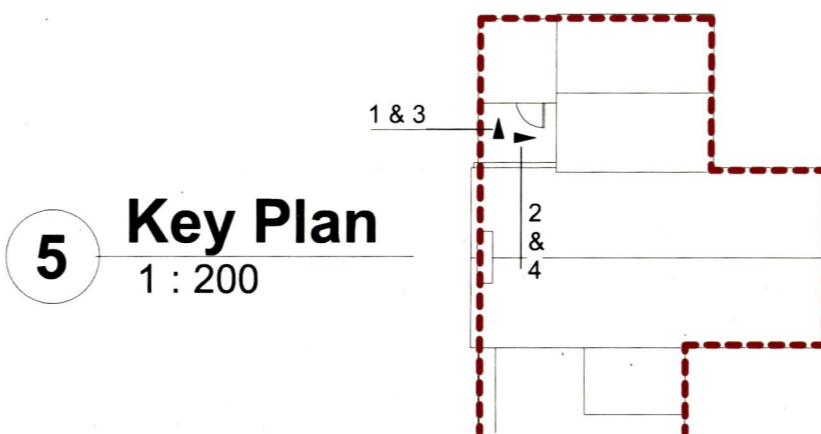
**2 Existing South Side Elevation**  
1 : 100



**3 Proposed East Courtyard Elevation**  
1 : 100



**4 Proposed South Side Elevation**  
1 : 100



**5 Key Plan**  
1 : 200

LOGO

**Esplanade  
Villa**

Project No. 25.004



Revisions

**NOT FOR CONSTRUCTION**

Project North

Scale As Indicated

Section 5 Elevations

**0004**

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