

WICKLOW COUNTY COUNCIL

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

Director of Services Order No: 1480/2022

Reference Number: EX 47/2022

Name of Applicant: Frank & Sandra Duffy C/O Connor McCarthy & Associates Ltd

Nature of Application: Section 5 Referral as to whether "The conversion of ground floor commercial unit to studio residential unit at 7 Bridge Street, Arklow, Co Wicklow" is or is not exempted development.

Location of Subject Site: 7 Bridge Street, Arklow, Co Wicklow

RECOMMENDATION: Report from Suzanne White SEP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "The conversion of ground floor commercial unit to studio residential unit at 7 Bridge Street, Arklow, 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 on 22nd August 2022
- b) An Bord Pleanála Referral Declaration Reference RL27.304765
- c) Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2018)
- d) Arklow & Environs Local Area Plan 2018 and Wicklow County Development Plan 2016-2022
- e) Sections 2, 3 and 4 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 the existing unit to use as 2 one bedroom apartments would be contrary to the provision of Article 10(6)(d)(iv) of the Planning and Development Regulations 2001 (as amended). Article 10(6)(d)(iv) provides that:

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 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.

The proposal provides for the conversion of the ground floor from Class 1 Shop to Residential usage. The shop is located in an area zoned Town Centre in the Arklow and Environs Local Area Plan 2018 - 2024 and is situated within the Retail Core Area. Objective VP13 of the LAP seeks to "promote and facilitate the conversion of non-retail premises to retail/retail service use and in the 'core retail area' to strongly resist the conversion of existing retail/retail service premises to alternative, less active, uses that would diminish vibrancy and daytime activity." Objective RT11 of the County Development Plan 2016-22 states that "Where an application is made for a new development with street frontage either in the defined retail core of a larger settlement or on the 'main street' of a smaller town, retail or commercial use will normally be required at street level." The conversion from ground floor retail would therefore be contrary to the zoning objective which clearly seeks to retain retail uses on the ground floor within the Retail Core Area.

The Planning Authority considers that The conversion of ground floor commercial unit to studio residential unit at 7 Bridge Street, Arklow, Co Wicklow *AS*
is development and is not exempted development

o ORDER:

That a declaration to issue stating:

That "The conversion of ground floor commercial unit to studio residential unit at 7 Bridge Street, Arklow, Co Wicklow" is development and is not exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: _____
2022

S
Director of Services
Planning Development & Environment

Dated *12* day of September



Comhairle Contae Chill Mhantáin Wicklow County Council

Forbairt Pleanála agus Comhshaol Planning Development and Environment

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

Frank & Sandra Duffy C/O Conor McCarthy
Conor McCarthy & Associates Ltd
Consulting Engineers & Project Managers

September 2022

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

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 47/2022

Applicant: Frank & Sandra Duffy C/O Connor McCarthy & Associates
Ltd

Nature of Application: "The conversion of ground floor commercial unit to
studio residential unit at 7 Bridge Street, Arklow, Co
Wicklow"

Location: 7 Bridge Street, Arklow, 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

Forbairt Pleanála agus Comhshaol Planning Development and Environment

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

Applicant: Frank & Sandra Duffy C/O Connor McCarthy & Associates Ltd

Location: 7 Bridge Street, Arklow, Co Wicklow

DIRECTOR OF SERVICES ORDER NO. 1480/2022

A question has arisen as to whether "The conversion of ground floor commercial unit to studio residential unit at 7 Bridge Street, Arklow, Co Wicklow" is or is not exempted development.

Having regard to:

- a) The details submitted with the Section 5 Declaration on 22nd August 2022
- b) An Bord Pleanála Referral Declaration Reference RL27.304765
- c) Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2018)
- d) Arklow & Environs Local Area Plan 2018 and Wicklow County Development Plan 2016-2022
- e) Sections 2, 3 and 4 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:

- ii. The conversion of the existing unit to use as 2 one bedroom apartments would be contrary to the provision of Article 10(6)(d)(iv) of the Planning and Development Regulations 2001 (as amended). Article 10(6)(d)(iv) provides that:

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 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.

The proposal provides for the conversion of the ground floor from Class 1 Shop to Residential usage. The shop is located in an area zoned Town Centre in the Arklow and Environs Local Area Plan 2018 – 2024 and is situated within the Retail Core Area. Objective VP13 of the LAP seeks to "promote and facilitate the conversion of non-retail premises to retail/retail service use and in the 'core retail area' to strongly resist the conversion of existing retail/retail service premises





Comhairle Contae Chill Mhantáin Wicklow County Council

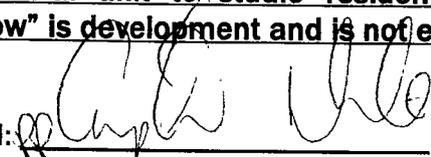
Áras An Chontae / County Buildings
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to alternative, less active, uses that would diminish vibrancy and daytime activity.” Objective RT11 of the County Development Plan 2016-22 states that “Where an application is made for a new development with street frontage either in the defined retail core of a larger settlement or on the ‘main street’ of a smaller town, retail or commercial use will normally be required at street level.” The conversion from ground floor retail would therefore be contrary to the zoning objective which clearly seeks to retain retail uses on the ground floor within the Retail Core Area.

The Planning Authority considers that “The conversion of ground floor commercial unit to studio residential unit at 7 Bridge Street, Arklow, Co Wicklow” is development and is not exempted development

Signed:


ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Dated September 2022



Section 5 Application : EX 47/2022

Date : 5th September 2022
Applicant : **Frank & Sandra Duffy**
Address : 7 Bridge Street, Arklow, Co. Wicklow.

Whether or not :

The conversion of ground floor commercial unit to studio residential unit is development and is exempted development.

Planning History :

21/506 Permission granted for change of use of existing first floor offices to use as one bedroom residential unit and all associated site works.

19/750 Permission granted for demolition of 2 buildings and erection of a retail and commercial building of 296.3sqm.

Arklow & Environs Local Area Plan 2018

Chapter 11 Zoning and Land Use

Zoning Objective: TC: Town Centre

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.

Chapter 5: Key Areas

Retail Core Area:

VP13 - To promote and facilitate the conversion of non-retail premises to retail/retail service use and in the 'core retail area' to strongly resist the conversion of existing retail/retail service premises to alternative, less active, uses that would diminish vibrancy and daytime activity.



Map 6.1 Arklow Retail Core Area

County Development Plan 2016-2022

Retail – Town Centres

RT10 To vigorously protect and promote the vitality and viability of town centres. Development proposals not according with the fundamental objective to support the vitality and viability of town centre sites must demonstrate compliance with the 'sequential approach' before they can be approved. The 'sequential approach' shall be applied and assessed in accordance with the 'Retail Planning Guidelines, (DoECLG, 2012)'². The Planning Authority will discourage new retail development if they would either by themselves or cumulatively in conjunction with other developments seriously damage the vitality and viability of existing retail centres within the County. In the application of the 'sequential approach' due regard shall be paid to RT11 below which prioritises the 'core retail area' for new retail development.

RT11 To promote developments which reinforce the role and function of the 'core retail area' as the prime shopping area of town centres. The 'core retail area' shall be promoted as the area of first priority for new retail development. In settlements where no 'core retail area' is defined, regard shall be paid to the designated 'town centre' area, the location of the traditional/historical centre and the location of other retail units. Where an application is made for a new development with street frontage either in the defined retail core of a larger settlement or on the 'main street' of a smaller town, retail or commercial use will normally be required at street level.

An Bord Pleanála Referral :

RL27.304765 in respect of the conversion of an existing retail unit to two number one bedroom apartments at 2 South Quay, Arklow, County Wicklow

An Bord Pleanála has concluded that –

(a) the external and internal works to facilitate the residential use of the ground floor unit would constitute “works” defined as “development” in section 3 of the Planning and Development Act 2000, as amended,

(b) the external and internal works and alterations come within the scope of Article 10 (6)(d)(ii) and (iii) of the Planning and Development Regulations, as amended, and are consistent with the fenestration details and architectural and streetscape character of the remainder of the structure and are not considered to materially affect the external appearance of the structure,

(c) having regard to Article 10(6)(d)(iv) of the Planning and Development Regulations, as amended, the use of the ground floor unit for residential use complies with the TC Town Centre land use zoning objectives for the site as set out in the Arklow and Environs Local Area Plan 2018 – 2024, and development and is exempted development.

(d) having regard to Article 10(6)(d)(vi) and (vii), the amended plans and particulars submitted with the referral comply with the requirements of the Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities issued by the Department of the Housing, Planning and Local Government in March, 2018, in terms of provision of storage for each unit and the rooms for use, or intended for use, as habitable rooms have adequate natural lighting

Relevant Legislation :

Planning and Development Act 2000 (as amended)

Section 2 : (1) In this Act, except where the context otherwise requires—

“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,

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

Section 3 :

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

Section 4(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).

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.

Planning and Development Regulations 2001(as amended)

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.

Schedule 2 : Part 4

Assessment :

The query seeks confirmation that the conversion of the commercial unit at 7 Bridge Street to a studio residential unit is development and is exempted development.

The usage prior to vacancy was a launderette. The change of use from shop to residential would be development given that it would be a material change of use.

The next question is therefore would the conversion come within the provisions set out under Article 10 (6), and the following sets out 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- proposals is for the change of use from retail 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 8th 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 – unit has been vacant for a number of years

(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 - indicated works will be complete by 31st December 2025.

(d)(i) The development is commenced and completed during the relevant period. (ii) Subject to sub-paragraph (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.

No elevation details submitted and there is no mention of works to the front of the unit mentioned in the application form or covering letter. It is noted that the ground floor layout plan indicates no change to window and door positions. It is therefore assumed that no changes to the front elevation are proposed.

(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.

The proposal would be in conflict with any Objectives RT10 & RT11 of the County Development Plan 2016-22 and with Objective VP13 of the Arklow and Environs LAP 2018.

(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.

1no. studio apartment 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.

Areas are in accordance with residential standards.

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

Yes.

(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.

Recommendation :

With respect to the query under Section 5 of the Planning and Development Act 2000(as amended), as to whether the conversion of ground floor commercial unit to studio residential unit at 7 Bridge Street, Arklow constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority consider that the conversion of the ground floor commercial unit into a studio residential unit, is development and is **not exempted development.**

Main Considerations with respect to Section 5 Declaration :

- a) The details submitted with the Section 5 Declaration on 22nd August 2022
- b) An Bord Pleanála Referral Declaration Reference **RL27.304765**
- c) Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities (2018)
- d) Arklow & Environs Local Area Plan 2018 and Wicklow County Development Plan 2016-2022
- e) Sections 2 , 3 and 4 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 the existing unit to use as 2 one bedroom apartments would be contrary to the provision of Article 10(6)(d)(iv) of the Planning and Development Regulations 2001 (as amended). Article 10(6)(d)(iv) provides that:

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 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.

The proposal provides for the conversion of the ground floor from Class 1 Shop to Residential usage. The shop is located in an area zoned Town Centre in the Arklow and Environs Local Area Plan 2018 – 2024 and is situated within the Retail Core Area. Objective VP13 of the LAP seeks to *"promote and facilitate the conversion of non-retail premises to retail/retail service use and in the 'core retail area' to strongly resist the conversion of existing retail/retail service premises to alternative, less active, uses that would diminish vibrancy and daytime activity."* Objective RT11 of the County Development Plan 2016-22 states that *"Where an application is made for a new development with street frontage either in the defined retail core of a larger settlement or on the 'main street' of a smaller town, retail or commercial use will normally be required at street level."* The conversion from ground floor retail would therefore be contrary to the zoning objective which clearly seeks to retain retail uses on the ground floor within the Retail Core Area.

SWO/12 SEP
5/9/22

W. J. O'Connell
B. J. O'Connell
12/9/22

Wicklow County Council
County Buildings
Wicklow
0404-20100

24/08/2022 14 24 02

Receipt No L1/0/300478

CONNOR MC CARTHY AND ASS LTD
UNIT A8
KISH BUSINESS PARL
ARKLOW
CO WICKLOW

EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total 80 00 EUR

Tendered
Cheque 80 00

Change 0 00

Issued By Margaret Cullen
From Customer Service Hub
Vat reg No 0015233H

Conor McCarthy & Associates Ltd

Consulting Engineers and Project Managers

Unit A8
Kish Business Park
Arklow
Co. Wicklow
Y14 X258

Phone: 0402 24660
Mobile: 087 6876120
Email: cmcagroup@gmail.com

Planning Dept.
Wicklow County Council
Wicklow
Co Wicklow

19th August 2022
our ref.21.116

Dear Sir/Madam,

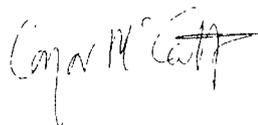
**Re: Section 5 Declaration,
Conversion of Ground Commercial Unit to Studio Residential unit
Location: No.7 Bridge St., Arklow**

Please find enclosed application for section 5 declaration for the above property.

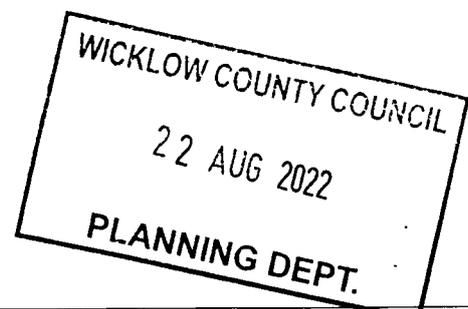
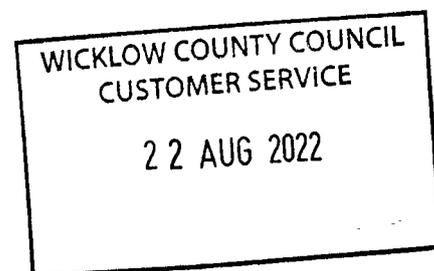
The Unit has been assessed as compliant with minimum floor area, room sizes and storage areas as required in appendix 1 in design standards for new apartments.

The unit to be converted was originally Hayes Laundrette but has been vacant for about 15-20 years. In the absence of parking and the busy junction adjacent there is no demand for a commercial unit at this location and the property is suitable for conversion to residential.

Yours sincerely,



Conor McCarthy
Chartered Engineer





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

Office Use Only

Date Received _____

Fee Received _____

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

1. Applicant Details

(a) Name of applicant: ___ **Frank & Sandra Duffy**

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)**
Conor McCarthy
Conor McCarthy & Associates Ltd
Consulting Engineers and Project Managers
11 Woodbine Avenue
Mountain Bay
Arklow Co. Wicklow



3. Declaration Details

- i. Location of Development subject of Declaration _____
_____ **No. 7 Bridge St, Arklow, formerly Hayes Laundrette**
- ii. Are you the owner and/or occupier of these lands at the location under i. above ?
Yes
- iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier _____
- 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

**Conversion of vacant ground commercial unit to Residential
Location: No. 7 Bridge St, Arklow,**

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

S.I. No. 30 of 2018

PLANNING AND DEVELOPMENT (AMENDMENT) (NO. 2)

REGULATIONS 2018, as amended

Additional details may be submitted by way of separate submission.

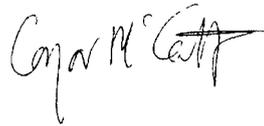
- vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ? **No**
- _____

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

Site Location Map

21.117/ Cover sheet, existing & Proposed Plans

viii. Fee of € 80 Attached ? YES



(Agent)

Signed: **Conor McCarthy & Associates Ltd,**
11 Woodbine Avenue, Mountain Bay
Arklow Co. Wicklow

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.

Planning Pack Map



CENTRE COORDINATES:
ITM 724574,673512

PUBLISHED: 15/04/2021
ORDER NO.: 50185415_1

MAP SERIES: 1:1,000
MAP SHEETS: 4428-11

COMPILED AND PUBLISHED BY:
Ordnance Survey Ireland,
Phoenix Park,
Dublin 8,
Ireland.

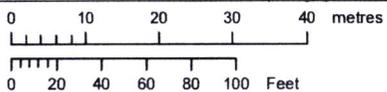
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CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
<http://www.osi.ie>; search 'Capture Resolution'



LEGEND:
<http://www.osi.ie>;
search 'Large Scale Legend'

Wicklow County Council

Section 5 Declaration Request

Conversion of existing vacant
Ground Floor commercial unit to
Studio Apartment at
No.7 Bridge Street, Arklow, Co. Wicklow.

NOTES

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS.
2. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ENGINEER TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

REV	AMENDMENTS	BY	CHKD	APRD	DATE
0	FIRST ISSUE				MAR 13

Conor McCarthy & Associates
Consulting Engineers and Project Managers
Mobile: 087 687 6120
cmcagroup@gmail.com

PROJECT Development at
Bridge St, Arklow
Cover Sheet

DRAWING STATUS	
DATE	DRAWN
Apr 2022	CMCA
SCALE	ORIGINAL DRAWING SIZE
As Shown	594 x 841 - A1
DRAWING NO	REV
21.116/S5/01	



8865
SITE
BOUNDARY

4925

11620

15600

No.7

No.8

Hoarding Line

MAIN STREET

BRIDGE STREET

Bridge Street

NOTES

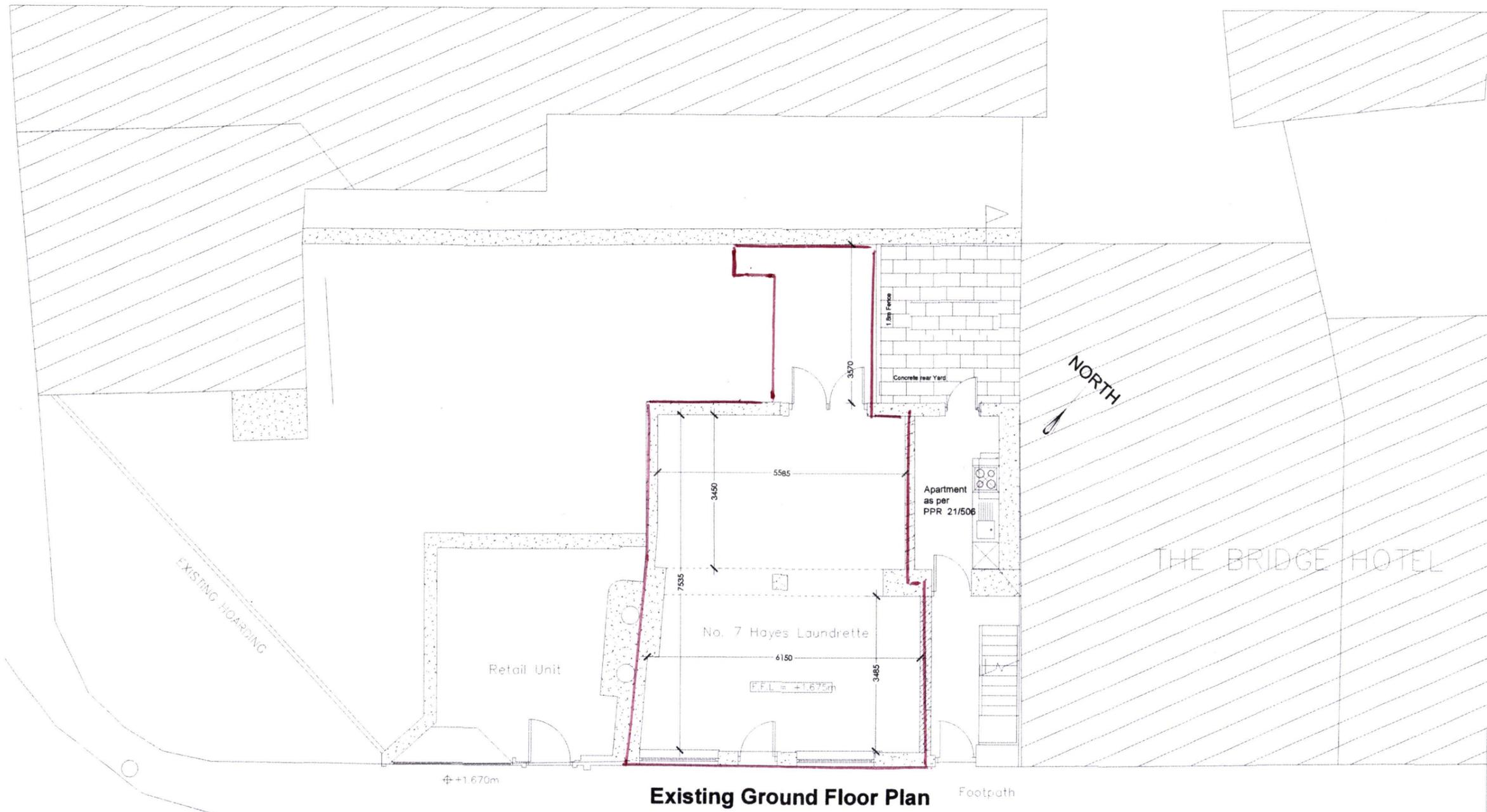
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS.
2. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ENGINEER TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

REV	AMENDMENTS	BY	CHKD	APRD	DATE
0	FIRST ISSUE				MAR13

Conor McCarthy & Associates
Consulting Engineers and Project Managers
Mobile: 087 687 6120
cmcagroup@gmail.com

PROJECT Section 5 Request
Bridge St ,Arklow
Site Location 1:100

DRAWING STATUS	
DATE	DRAWN
Apr 2022	CMCA
SCALE	ORIGINAL DRAWING SIZE
As Shown	594 x 841 - A1
DRAWING NO	REV.
21.116/S5/02	



Existing Ground Floor Plan

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0	FIRST ISSUE				MAR'13
REV	AMENDMENTS	BY	CHKD	APRD	DATE

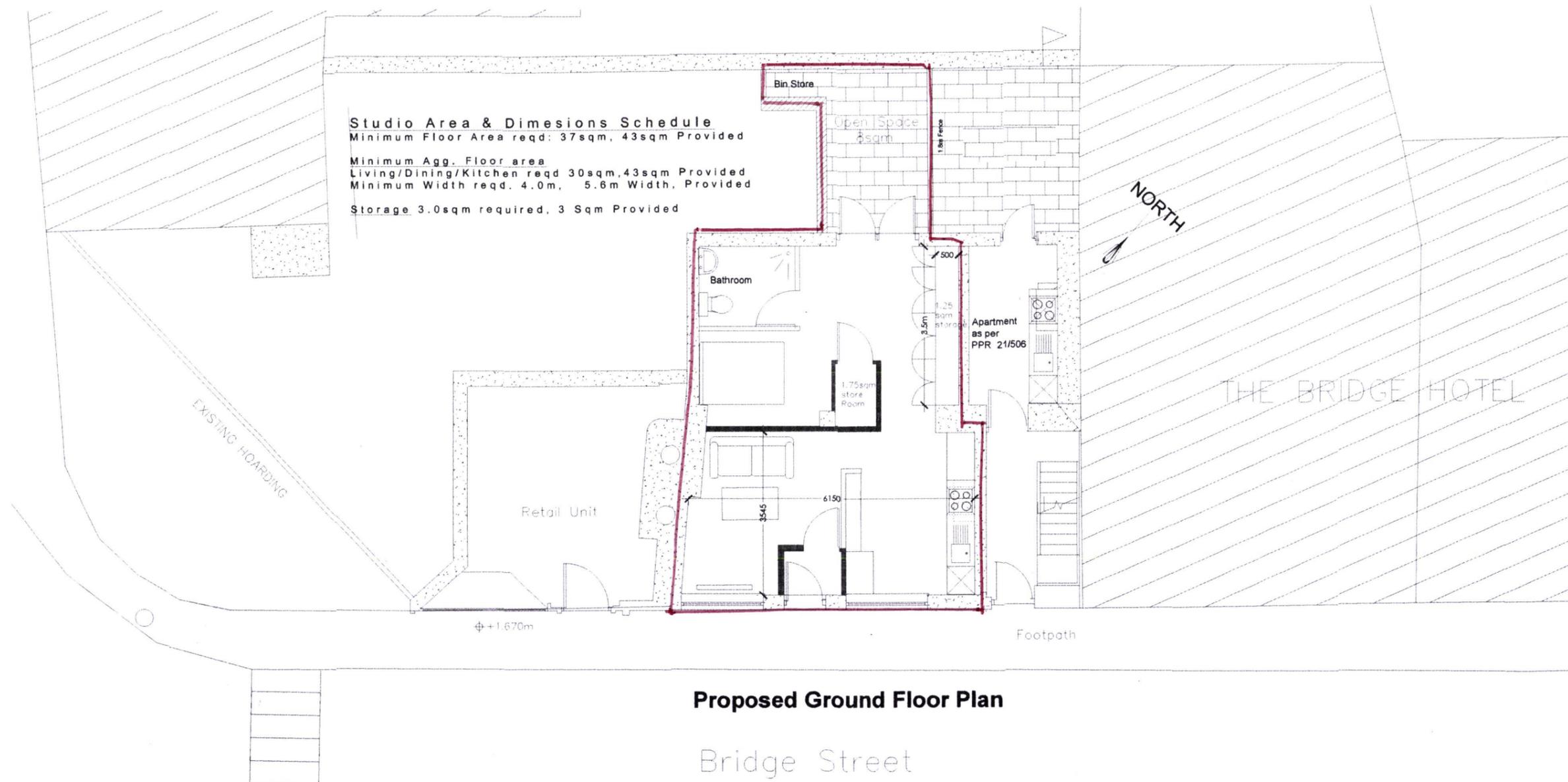
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PROJECT **Section 5 Request
 Bridge St, Arklow
 Existing layout 1:100**

DRAWING STATUS	
DATE Apr 2022	DRAWN CMCA
SCALE As Shown	ORIGINAL DRAWING SIZE 594 x 841 - A1
DRAWING NO. 21.116/S5/03	REV.



Existing Front Elevation - No changes Proposed 1:100



Proposed Ground Floor Plan

Bridge Street

Studio Area & Dimesions Schedule
 Minimum Floor Area reqd: 37sqm, 43sqm Provided
 Minimum Agg. Floor area
 Living/Dining/Kitchen reqd 30sqm, 43sqm Provided
 Minimum Width reqd. 4.0m, 5.6m Width, Provided
 Storage 3.0sqm required, 3 Sqm Provided

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PROJECT **Section 5 Request
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