

WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

Director of Services Order No: 1898/2022

Reference Number: EX 66/2022

Name of Applicant: Alan & Pauline Smith C/O PD Lane & Associates

Nature of Application: Section 5 Referral as to whether "Existing lift facility and adjacent window to side of Shannagh Bay Nursing Home" is or is not exempted development.

Location of Subject Site: Shannagh Bay Nursing Home, 2-3 Fitzwilliam Terrace, Strand Road, Bray, Co Wicklow

Report from Patrice Ryan EP & Edel Bermingham SEP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "Existing lift facility and adjacent window to side of Shannagh Bay Nursing Home" is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

- The details submitted under Section 5 Declaration on the 26/10/2022.
- Sections 2(1), 3(1) and 4(1)h, of the Planning and Development Act 2000 (as amended)

Main Reasons with respect to Section 5 Declaration:

- a) The development does not accord with the provisions of Schedule 2. Article 6, Part 1-Exempted Development (General) of the Planning and Development Regulations 2001 (as amended) in particular Class 41(e), as no conditions were attached to any of the Fire Safety Certificates submitted requiring the construction of this structure which houses a lift shaft. All fire safety certificates were granted subject to no conditions and therefore cannot be considered to be exempted development under Class 41(e) of Schedule 2. Article 6, Part 1 of the Planning and Development Regulations 2001 (as amended)
- b) The structure is considered to be an external standalone fire escape which is specified as not ~~been~~ <sup>being</sup> exempt development under Class 41(e) as outlined above.

- c) The development comprises a 3 storey structure which would materially affect the external appearance of the structure and would render it inconsistent with the character of the structure and therefore does not come within the exempted development described under Sections 4(1) h, of the Planning and Development Act 2000 (as amended).

**Recommendation**

The Planning Authority considers that "Existing lift facility and adjacent window to side of Shannagh Bay Nursing Home" **is development and is not exempted development** as recommended in the planning reports.

Signed  Dated 22<sup>nd</sup> day of November 2022

ORDER:

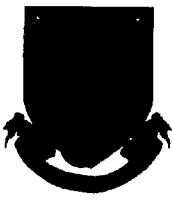
That a declaration to issue stating:

That "Existing lift facility and adjacent window to side of Shannagh Bay Nursing Home" is development and is not exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed:   
2022

Dated 22 day of November

**Director of Services  
Planning Development & Environment**



**COMHAIRLE CONTAE CHILL MhANTÁIN**  
**Wicklow County Council**

Áras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
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**Forbairt Pleanála agus Comhshaol**  
**Planning Development and Environment**

Alan & Pauline Smith  
C/O PD Lane Associates  
1 Church Road  
Greystones  
Co Wicklow

22<sup>nd</sup> November 2022

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

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

Exemption Ref No: EX 66/2022

Applicant: Alan & Pauline Smith C/O PD Lane & Associates

Nature of Application: "Existing lift facility and adjacent window to side of Shannagh Bay Nursing Home"

Location: Shannagh Bay Nursing Home, 2-3 Fitzwilliam Terrace, Strand Road, Bray, Co Wicklow

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

Is mise, le meas,

**ADMINISTRATIVE OFFICER**  
**PLANNING DEVELOPMENT & ENVIRONMENT.**



# Comhairle Contae Chill Mhantáin Wicklow County Council

**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:** Alan & Pauline Smith C/O PD Lane & Associates

**Location:** Shannagh Bay Nursing Home, 2-3 Fitzwilliam Terrace, Strand Road,  
Bray, Co Wicklow

### DIRECTOR OF SERVICES ORDER NO 1898/2022

A question has arisen as to whether "Existing lift facility and adjacent window to side of Shannagh Bay Nursing Home" is or is not exempted development.

Having regard to:

- The details submitted under Section 5 Declaration on the 26/10/2022.
- Sections 2(1), 3(1) and 4(1)h, of the Planning and Development Act 2000 (as amended)

Main Reasons with respect to Section 5 Declaration:

- a) The development does not accord with the provisions of Schedule 2. Article 6, Part 1-Exempted Development (General) of the Planning and Development Regulations 2001 (as amended) in particular Class 41(e), as no conditions were attached to any of the Fire Safety Certificates submitted requiring the construction of this structure which houses a lift shaft. All fire safety certificates were granted subject to no conditions and therefore cannot be considered to be exempted development under Class 41(e) of Schedule 2. Article 6, Part 1 of the Planning and Development Regulations 2001 (as amended)
- b) The structure is considered to be an external standalone fire escape which is specified as not been exempt development under Class 41(e) as outlined above.
- c) The development comprises a 3 storey structure which would materially affect the external appearance of the structure and would render it inconsistent with the character of the structure and therefore does not come within the exempted development described under Sections 4(1) h, of the Planning and Development Act 2000 (as amended).

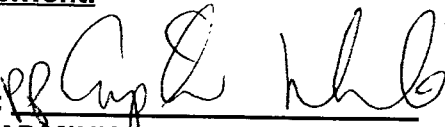


**Comhairle Contae Chill Mhantáin**  
**Wicklow County Council**

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

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

**The Planning Authority considers that "Existing lift facility and adjacent window to side of Shannagh Bay Nursing Home" is development and is not exempted development.**

Signed:   
ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT

Dated <sup>nd</sup> 22 November 2022



**WICKLOW COUNTY COUNCIL**  
**Planning Department**

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

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<b>Ref:</b>	<b>EX 66/2022</b>
<b>Name:</b>	<b>Alan and Pauline Smith</b>
<b>Development:</b>	<b>Existing lift facility and adjacent window to side of Shannagh Bay Nursing Home.</b>
<b>Location:</b>	<b>Shannagh Bay Nursing Home, 2-3 Fitzwilliam Terrace, Strand Road, Bray, Co. Wicklow</b>

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**Application Site:** The site comprises a 4 storey nursing home building along Bray Seafront. The lift structure and windows in question are located to the rear of the building.

**Relevant Planning History:**

**20/380 – ABP-307782-20:** Planning permission REFUSED to Alan and Pauline Smith for 1) Proposed additional storey comprising of 6 No. additional bedrooms, circulation areas, stairway, lift & ancillary works over already approved 2-storey extension (Ref. 16/691) currently under the course of construction to the rear (west) of existing 4-storey Nursing Home together with (2) minor changes to development approved under Ref. 16/691 including revised lift location for fire safety reasons & the subsequent relocation of 3 No. existing windows in north elevation of existing building. The additional storey will be in lieu of previously approved circulation space & roof terrace at same level.

**Refusal Reasons:**

1. Having regard to the design and layout of the proposal and to the pattern of development in the area, it is considered that the proposed development, by reason of its scale, bulk and proximity to site boundaries, would seriously injure the residential amenities of adjoining properties through visual obtrusion and overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the design, height, scale and massing of the extension, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future and existing occupants of the nursing home and result in overdevelopment of the site. The proposed development would give rise to an inadequate provision of good quality open space, resulting in an unsatisfactory standard of amenity space for residents and would, therefore, be contrary to the proper planning and sustainable development of the area.

With regard to the refusal reasons outlined above I refer to Section 7.3.21-7.3.24 of the Bord Inspector's Report which is extracted below:

- 7.3.21. The proposed development provides for a number of minor internal changes to the layout of the development permitted under PA Reg.Ref.16/691. It is also proposed to relocate the lift housed internally within the permitted extension, to affectively an external standalone structure as an extension along the northern side boundary.
- 7.3.22. It is proposed to extend the lift shaft with associated lift access and lobby area vertically at first and second floor, with a single window on the west facing elevation at each floor. The overall height of this structure is in line with the eaves height of the existing 4 storey rear return, with the top of the lift shaft exposed overhead. In my opinion this is a significant structure in terms of its scale and massing over three floors.
- 7.3.23. This structure is located immediately abutting the northern side elevation of the existing and permitted rear return, and marginally (approx. 0.6m) set off the northern side boundary with No.1 Fitzwilliam Terrace. The structure measures approx. 5m in length and extends beyond the rear boundary of this property by approx. 1.2m.
- 7.3.24. Given the proximity, length, height and location of this structure to the south west corner of the adjoining dwelling, in my opinion would be seriously overbearing as viewed from the rear of No. 1 Fitzwilliam Terrace. I am also of the opinion that the structure would have an impact in terms of overshadowing of the rear of this property.
- 7.3.25. I am satisfied that in this instance the proposal to relocate the lift to be to the detriment of the residential amenities of the adjoining residential property.

**16/691:** Planning permission granted for a two storey extension (345.2 sqm) to rear (west) of existing 4 storey nursing home (1102.86 sqm) comprising of 2 full storeys over sunken garden level together with a small roof terrace / circulation area. The development will include staff facilities, administration, storage, treatment room and recreational areas at upper ground floor level, 6 no ensuite bedrooms and ancillary areas at first floor level, circulation areas, lift and stairway at each level together with rainwater harvesting and ancillary site development works including sunken garden.

**16/513:** Planning permission GRANTED for recreational garden to the rear of existing premises for the use of nursing home residents comprising of the lowering of ground level of part of the existing yard by circa 1.6metres (to coincide with first floor level of existing building) including retaining structure, hard and soft landscaping

**Enforcement: None found.**

**Question:**

The applicant has applied to see whether or not the following is or is not development; and is or is not exempted development:

***“Existing lift facility and adjacent window to side of Shannagh Bay Nursing Home”.***

**Planning Context**

The lift facility is located within a 3 storey structure with a west facing window on each floor level. It is noted that a lift shaft was original permitted within the main structure of the permitted 3 storey extension to the rear of the property under PRR 16/691. The applicant has submitted that the lift shaft had to be relocated for fire safety certificate reasons and a new lift shaft was built to the northern side of the nursing home. This construction of the lift shaft required the relocation of 3 no windows in the northern elevation of the building which relate internally to bedrooms and which would have been otherwise blocked by the lift shaft structure.

**Legislative Context:**

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

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

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

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

‘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 4** sets out the types of works that while considered ‘development’, can be considered ‘exempted development’ for the purposes of the Act.

**Section 4(1)(h):** *“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.”*

**Planning and 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;

The applicant has submitted that the structure is exempt under:

Class 41(e) of Schedule 2. Article 6, Part 1-Exempted Development (General) of the Planning and Development Regulations 2001 (as amended) which refers to;



*“Works consists of or incidental to –*

- (e) the carrying out of development in compliance with a condition or conditions attached to a fire safety certificate granted in accordance with Part III of the Building Control Regulations, 1997 other than the construction or erection of an external fire escape or water tank”*

And

Section 4(1)(h) of the Planning and Development Act 2000( as amended) which refers to-

*“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”.*

**Assessment:**

The Section 5 declaration application seeks an answer with respect whether or not the following is or is not development; and is or is not exempted development:

***“Existing lift facility and adjacent window to side of Shannagh Bay Nursing Home”.***

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

**“development”** means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

It should be noted that Section 2 of the Act defines works as:

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

I am satisfied that the proposal **involves works** to the existing land and **therefore constitutes 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 proposal consisting of an existing lift facility and adjacent window to side of Shannagh Bay Nursing Home Comprises of the construction of a lift shaft within a 3 storey structure with windows and the subsequent relocation of existing windows in the northern side elevation of the original building on site.**

Class 41(e) of Schedule 2. Article 6, Part 1-Exempted Development (General) of the Planning and Development Regulations 2001 (as amended) refers to;

*“Works consists of or incidental to –*

- (e) *the carrying out of development in compliance with a condition or conditions attached to a fire safety certificate granted in accordance with Part III of the Building Control Regulations, 1997 other than the construction or erection of an external fire escape or water tank”*

It is noted that no conditions were attached to any of the Fire Safety Certificates submitted requiring the construction of this structure which houses a lift shaft. All fire safety certificates were granted subject to no conditions and therefore cannot be considered to be exempted development under Class 41(e) of Schedule 2. Article 6, Part 1 of the Planning and Development Regulations 2001 (as amended).

In addition the structure is considered to be an external standalone fire escape which is specified as not been exempt development under Class 41(e) as outlined above

*Section 4(1) (h) of the Planning and Development Act 2000 (as amended)* which refers to exempted development as been:

*“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”.*

The fire escape comprises of a 3 storey structure which is a significant building in its own right. In this regard, the works materially affect the external appearance of the structure by reason of the construction of a 3 storey structure which includes fenestration. Such a structure is considered to 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* and therefore planning permission would be required for the erection of such a structure to the exterior of the building.

**Recommendation:**

**With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether an: Existing lift facility and adjacent window to side of Shannagh Bay Nursing Home is or is not development; and is or is not exempted development:**

**The Planning Authority considers that:**

The Existing lift facility and adjacent window to side of Shannagh Bay Nursing Home **is development but is not exempted development** within the meaning of the Planning and Development Act, 2000( as amended).

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

- The details submitted under Section 5 Declaration on the 26/10/2022.
- Sections 2(1), 3(1) and 4(1)h, of the Planning and Development Act 2000 (as amended)

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

Having regard to the nature of the proposed development i.e. Existing lift facility and adjacent window to side of Shannagh Bay Nursing Home, 2-3 Fitzwilliam Terrace, Strand Road, Bray, Co. Wicklow it is considered that;

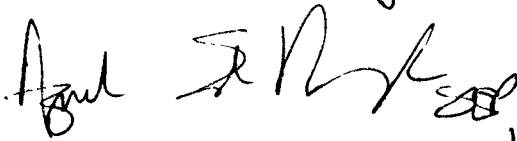
- a) the development does not accord with the provisions of Schedule 2. Article 6, Part 1-Exempted Development (General) of the Planning and Development Regulations 2001 (as amended) in particular Class 41(e), as no conditions were attached to any of the Fire Safety Certificates submitted requiring the construction of this structure which houses a lift shaft. All fire safety certificates were granted subject to no conditions and therefore cannot be considered to be exempted development under Class 41(e) of Schedule 2. Article 6, Part 1 of the Planning and Development Regulations 2001 (as amended).
- b) The structure is considered to be an external standalone fire escape which is specified as not being exempt development under Class 41(e) as outlined above

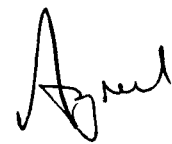
~~4)~~

- (c) The development comprises a 3 storey structure which would materially affect the external appearance of the structure and would render it inconsistent with the character of the structure and therefore does not come within the exempted development described under Sections 4(1) h, of the Planning and Development Act 2000 (as amended).

I recommend that the applicants, Alan and Pauline Smith, be informed accordingly.

  
Executive Planner Patricia Ryan  
21/11/2022

  
Alan Smith  
21/11/2022

  
Alan  
DAS.  
22/11/22

# MEMORANDUM

## WICKLOW COUNTY COUNCIL

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**TO: Patrice Ryan  
Executive Planner**

**FROM: Crystal White  
Assistant Staff Officer**

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**RE:- EX 66/2022 - Declaration in accordance with Section 5 of the  
Planning & Development Acts 2000 (as amended)  
Existing lift facility and adjacent window to side of Shannagh Bay Nursing  
Home, 2-3 Fitzwilliam Terrace, Strand Road, Bray, Co Wicklow**

I enclose herewith for your attention application for Section 5 Declaration received 26<sup>th</sup> of October 2022.

The due date on this declaration is the 22<sup>nd</sup> November 2022.



**Senior Staff Officer  
Planning Development & Environment**



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

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

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27/10/2022

**Alan & Pauline Smith**  
**C/O PD Lane Associates**  
**1 Church Road**  
**Greystones**  
**Co Wicklow**

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). Ex 66/2022**  
**Existing lift facility and adjacent window to side of Shannagh Bay Nursing Home, 2-3 Fitzwilliam Terrace, Strand Road, Bray, Co Wicklow**

A Chara

I wish to acknowledge receipt on the 26<sup>th</sup> of October 2022 details supplied by you in respect of the above section 5 application. A decision is due in respect of this application by 22/11/2022.

Mise, le meas

  
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**SENIOR EXECUTIVE OFFICER**  
**PLANNING DEVELOPMENT AND ENVIRONMENT**





Senior Executive Officer  
Planning, Development & Environment  
Wicklow County Council  
Wicklow

WICKLOW COUNTY COUNCIL  
26 OCT 2022  
PLANNING DEPT.

associates  
architecture  
urban design  
planning  
engineering  
19th October 2022

**Re: Application for Section 5 Declaration  
No 2-3 Fitzwilliam Terrace, Strand Road, Bray, Co. Wicklow**

Dear Sir / Madam,

Further to the attached application form to request a declaration in accordance with Section 5 of the Planning & Development Act 2000 (as amended), we wish to furnish the following additional information.

We refer the Warning Letter Ref. UD 5524 which raises the issue of 'Construction in the top part of the north-eastern section of the permitted extension provided for a lift facility and the adjacent window to the west to a different form [height, bulk arrangement of window] than what is provided for on the relevant permitted plans under Condition number 1.'

The lift facility referred to above commenced as emergency works to provide adequate and safe evacuation of all residents within Shannagh Bay Nursing Home. The lift facility was carried out under the Safety, Health and Welfare at Work Act 2005, in compliance with Fire Safety Certificates and Disability Access Certificates under the Fire Services Act 1981/2003 & Building Control Act 1990/2007. Please find attached 3 No. Fire Safety Certificates, 2 No. Disability Access Certificates and associated drawings & plans relevant to the lift facility.

The lift facility is considered to be an exempted development under Planning & Development Regulations 2001/2021, Schedule 2, Article 6, Part 1-Exempted Development (General) Class 41(e). Class 41(e) refers to works consisting of or incidental to the carrying out of development in compliance with a condition or conditions attached to a fire safety certificate granted in accordance with Part III of the Building Control Regulations 1997...

WICKLOW COUNTY COUNCIL  
CUSTOMER SERVICE  
26 OCT 2022

By way of background, in 2017 HIQA required the owners of Shannagh Bay Nursing Home 'to make adequate arrangements for evacuating, where necessary in the event of fire, all persons in the designated centre and safe placement of residents'. A number of scenarios were considered at the time, and this process resulted in the current lift facility being the best solution that offered all the requirements of HIQA and the Fire Service.

In 2018, a Fire Safety Certificate and a Disability Access Certificate were granted by Wicklow County Council Fire Service for an evacuation lift from lower ground floor level to upper ground floor level. This evacuation lift facility involved the removal of a laundry room on the lower ground floor level and the removal of a boiler on the upper ground floor level of the existing building. These works commenced construction separately and independently of the permitted extension under Planning Permission Ref: 16/691.

Shortly afterwards a further Fire Safety Certificate and a Disability Access Certificate were granted for an extension to the evacuation lift facility up to another two floors as part of the proposed construction of the permitted extension under Planning Permission Ref. 16/691. These works eventually involved the connecting of the protected lobbies of the lift facility to the permitted extension under Planning Permission Ref. 16/691.

It is important to note that the impact of the lift facility on the permitted extension under Planning Permission Ref: 16/691 is minimal as the lift shaft itself is not attached to the permitted extension. The protected lobbies serving the lift shaft are the only part of the lift facility that connects to the permitted extension under Permission Ref. 16/691

The protected lobbies extend alongside the permitted extension by a measurement of approx. 1.7m and outwards by a measurement of approx 2.9m on each floor. When you consider the size of the permitted extension at approx. 345sq m, it is considered that the protected lobbies do not have a material impact on the permitted extension and are not in contravention of Condition No.1 of Planning Permission Ref: 16/691. In addition, the protected lobbies are not considered to be inconsistent with the use of the permitted extension as a lift facility was granted as part of the permitted extension immediately adjoining the protected lobbies

Furthermore, it is contended that the lift facility comes under the Planning and Development Act, Section 4(1)(h) which exempts *'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,*

The lift facility does not materially affect the external appearance of the building so as to render its appearance inconsistent with itself or neighbouring structures due to the location of the lift facility being to the rear of the existing and adjoining premises and the height of the lift facility being roughly at eaves level of the existing and adjoining premises and similar to the level height of the permitted extension.

The area in which the development has taken place is a town centre location, in the vicinity of Bray Daly DART Station where greater intensity of development should be considered in the interests of proper planning and sustainable development.

The current lift facility enables residents/staff move between levels, without the need for site power as it is autonomous having its own kinetic power system and is large enough to move wheelchairs quickly at one time, and can be used by the fire service for their immediate requirements. The lift is required in its current location to meet Fire Safety and Disability Access certification requirements and is fully independent of the building in order to meet escape requirements.

In conclusion, we hereby consider that the construction of the lift facility at the abovementioned premises is an exempted development under the Planning and Development Acts and Planning Regulations

Yours faithfully,

*PD Lane Associates*  
**PD Lane Associates**

<b>1 Church Road</b>	<b>T +353 1 2876697</b>
<b>Greystones</b>	<b>F +353 1 2870109</b>
<b>Co Wicklow</b>	<b>E <a href="mailto:info@pdlane.ie">info@pdlane.ie</a></b>



**Application for a Declaration in accordance with Section 5 of the Planning & developments Acts  
2000 (As amended)**

**Shannagh Bay Nursing Home, 2 – 3 Fitzwilliam Terrace, Bray, Co. Wicklow.**

**Schedule of Documents**

Application form

Covering letter

Dated: 19<sup>th</sup> October 2022

Site location plan

Drwg. No. S-37-1

Planning documents - Ref. 16/691

PD Iane Associates

Planning Permission

Ref. 16/691

Lower GF plan & Upper GF plan

Drwg. No. S-37-34

FF plan & FF/ Roof plan

Drwg. No. S-37-35

North & south elevations

Drwg. No. S-37-36

East & west elevations & Section A-A

Drwg. No S-37-37

Disability Access Certificate – Extension/ lift Ref. DAC 530/2018

Knapton Consulting Engineers

Disability Access Certificate

Ref. DAC 530/2018

Lower GF plan & Upper GF plan

Drwg. No. 8521217 – 501 Rev A

Proposed FF & SF plans

Drwg. No. 8521217 – 502 Rev A

North & south elevations

Drwg. No. 8521217 - 503

East & west elevations & section

Drwg. No. 8521217 - 504

Fire Safety Certificate – Evacuation Lift Ref. BC 3930/2018

Knapton Consulting Engineers

Fire Safety Certificate

Ref. BC 3930/2018

Lower GF plan & Upper GF plan

Drwg. No. 8521217 - 501

Existing FF & SF plans

Drwg. No. 8521217 - 502

Elevations

Drwg. No. 8521217 - 503

Fire Safety Certificate – Extension Ref. BC 3931/2018

Knapton Consulting Engineers

Fire Safety Certificate

Ref BC 3931/2018

Proposed Lower GF plan & Upper GF plan

Drwg. No. 8521217 – 501 Rev A

Proposed FF & SF plans

Drwg. No. 8521217 – 502 Rev A

North & south elevations

Drwg No. 8521217 - 503

East & west elevations

Drwg No. 8521217 - 504

Revised Fire Safety Certificate – Ref. BC 4426/2022

Knapton Consulting Engineers

Revised Fire Safety Certificate

Ref. BC 4426/2022

Lower GF plans (Previously granted & proposed)

Drwg. No. 8521217 – 101 Rev A

Upper GF plans (Previously granted & proposed)

Drwg. No. 8521217 – 102 Rev A

Elevations & section

Drwg. No. 8521217 – 103

Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

26/10/2022 09 30 31

Receipt No L1/0/303619

SHANNAGH BAY NURSING HOME  
C/O PD LANE  
ASSOCIATES  
1 CHURCH ROAD  
GREYSTONES  
CO WICKLOW

EXEMPTION CERTIFICATE S	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



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: **Alan & Pauline Smith**

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) **PD Lane Associates**

Address of Agent: **1 Church Road, Greystones, Co. Wicklow**

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

### **3. Declaration Details**

- i. Location of Development subject of Declaration

**Shannagh Bay Nursing Home, 2- 3 Fitzwilliam Terrace, Strand Road, Bray**

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

**Yes, the Applicant is the owner of the lands**

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

**N/A**

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

**Whether an existing lift facility and adjacent window to side of Shannagh Bay Nursing Home is or is not development and is or is not exempted development**

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

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

- **Planning & Development Regulations 2001/2021, Schedule 2, Article 6, Part 1-Exempted Development (General) Class 41(e).**
- **Planning and Development Act, Section 4(1)(h).**

*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

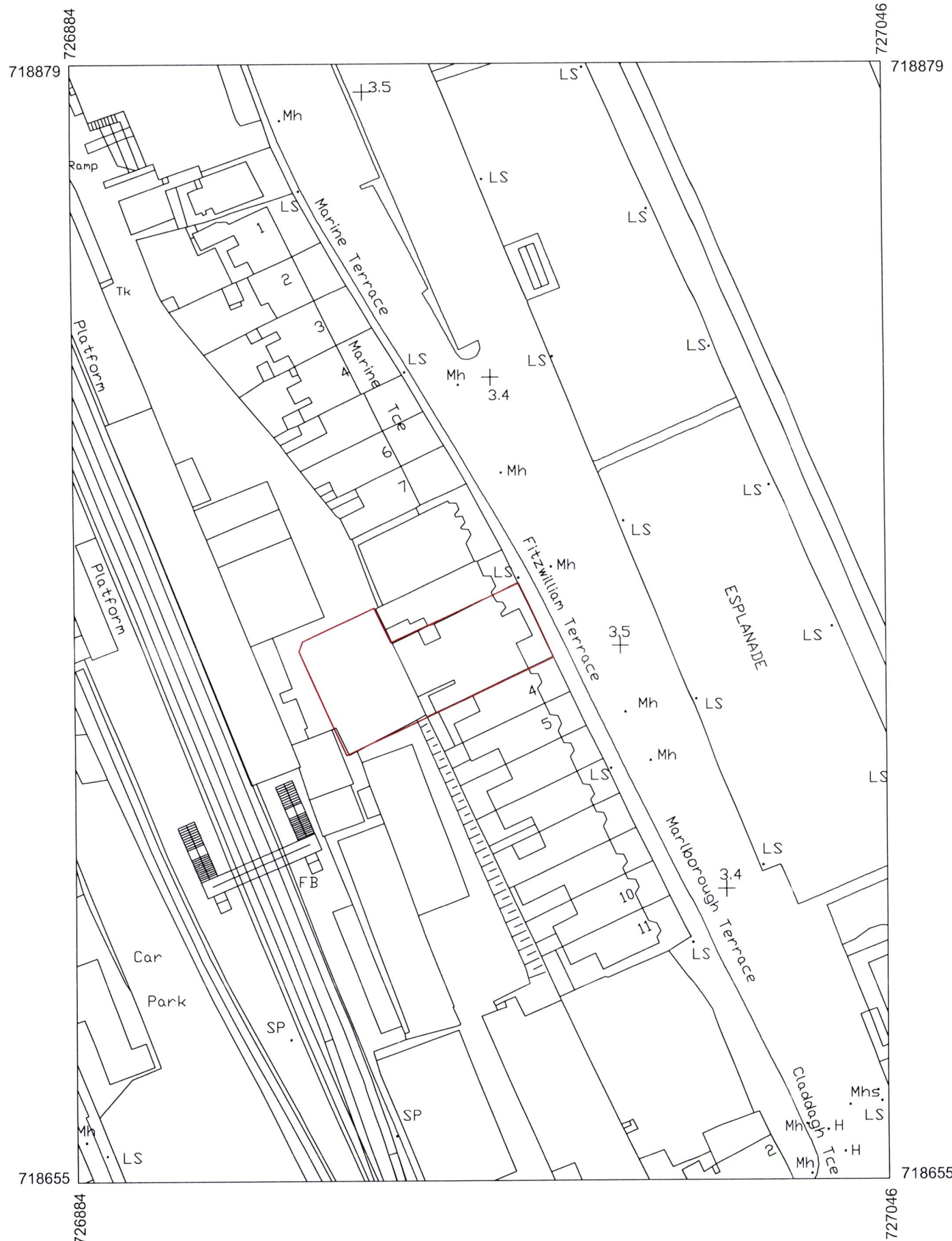
**Fire Safety Certificates, Disability Access Certificates, with drawings & plans  
Planning Permission Ref: 16/691, with drawings & plans  
Site Location Map**

- viii. Fee of € 80 Attached?

**YES**

Signed : *PD Lane Associates*

Dated : 19<sup>th</sup> October 2022



Output Format:  
 =====  
 DXF\_35\_LEVEL

Output File:  
 =====  
 V\_00\_25136461\_00000001.DXF

Map Series:  
 =====  
 1:1000

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 SURVEY DATE = 31-Dec-1977  
 LEVELLED DATE = 31-Dec-1977

3568-14  
 REVISION DATE = 14-Oct-2011  
 SURVEY DATE = 31-Dec-1978  
 LEVELLED DATE = 31-Dec-1977

Projection:  
 =====  
 ITM

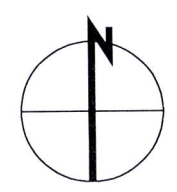
Extraction Date:  
 =====  
 12-Sep-2012

Copyright:  
 =====  
 ©Suirbhéireacht Ordanáis Éireann, 2012  
 ©Ordnance Survey Ireland, 2012

Copyright:  
 =====  
 ©Suirbhéireacht Ordanáis Éireann, 2010  
 ©Ordnance Survey Ireland, 2010

ORDNANCE SURVEY IRELAND LICENCE NO. AR 0002116  
 © ORDNANCE SURVEY IRELAND / GOVERNMENT OF IRELAND

SITE BOUNDARIES OUTLINED IN RED —————



GENERAL NOTES	REVISION	DATE	DESCRIPTION

**pd lane**  
 associates

+353 1 287 6697  
 +353 1 287 0109  
 info@pdlane.ie  
 W www.pdlane.ie

architecture  
 urban design  
 planning  
 engineering

PROJECT	Development at Shannagh Bay Nursing Home Fitzwilliam Terrace , Strand Road , Bray , Co. Wicklow		DRAWING NO. <b>S-37-1</b>
CLIENT	Alan & Pauline Smith		REVISION NO.
DESCRIPTION	Site Location Plan		
STAGE	DATE	15/06/2016	
SCALE	1 / 1000	DRAWN BY	A.C.

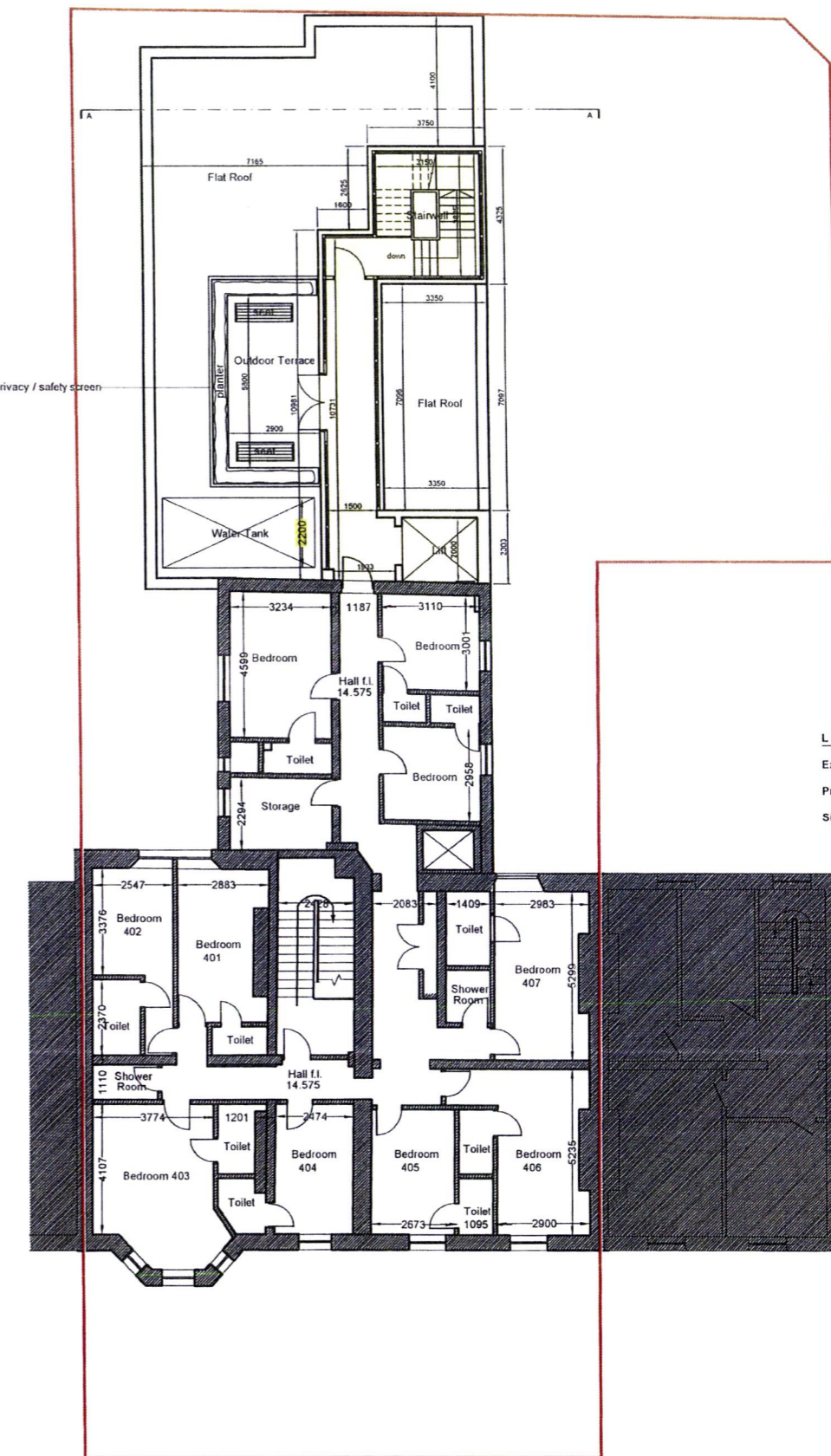






First Floor Plan  
Area of Proposed Extension: 172 sq.m

1.8m high obscure glass privacy / safety screen



Second Floor Plan / Roof Plan  
Area of Proposed Extension: 35.3 sq.m

**LEGEND**  
Existing Buildings shown [hatched box]  
Proposed Extension shaded [white box with black outline]  
Site Boundary outlined in Red [red line]

**Note:**  
Full details of all fire aspects and disabled access to be dealt with in a future application for a fire safety certificate and disability access certificate

REVISED	DATE	DESCRIPTION

**GENERAL NOTES**  
This drawing should be read in conjunction with all relevant documents. Dimensions are in millimetres unless otherwise stated. Do not scale off drawings. Use figured dimensions only. Check dimensions on site. Report discrepancies immediately. The copyright and right to use this document remain the property of P.D. Lane Associates. All services to comply with current building regulations. This drawing is for planning purposes only and not to be used for construction purposes unless otherwise stated.

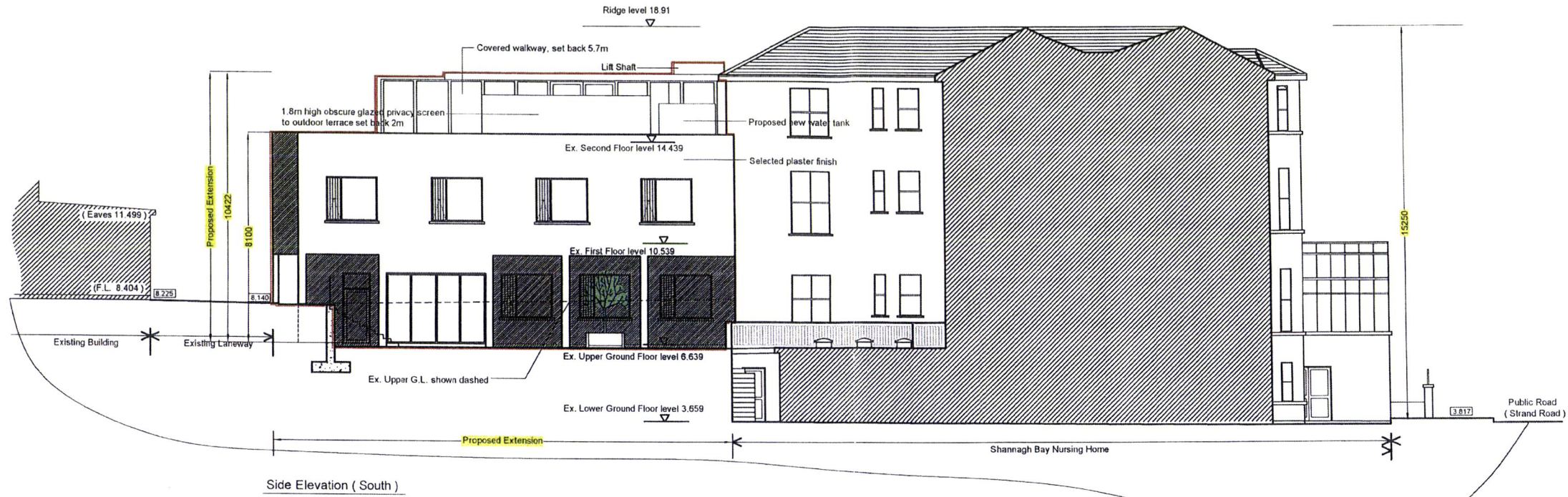


1 Church Road T 01 237 6597  
Greystones F 01 267 8519  
Co Wicklow E info@pdlane.ie  
Ireland W www.pdlane.ie

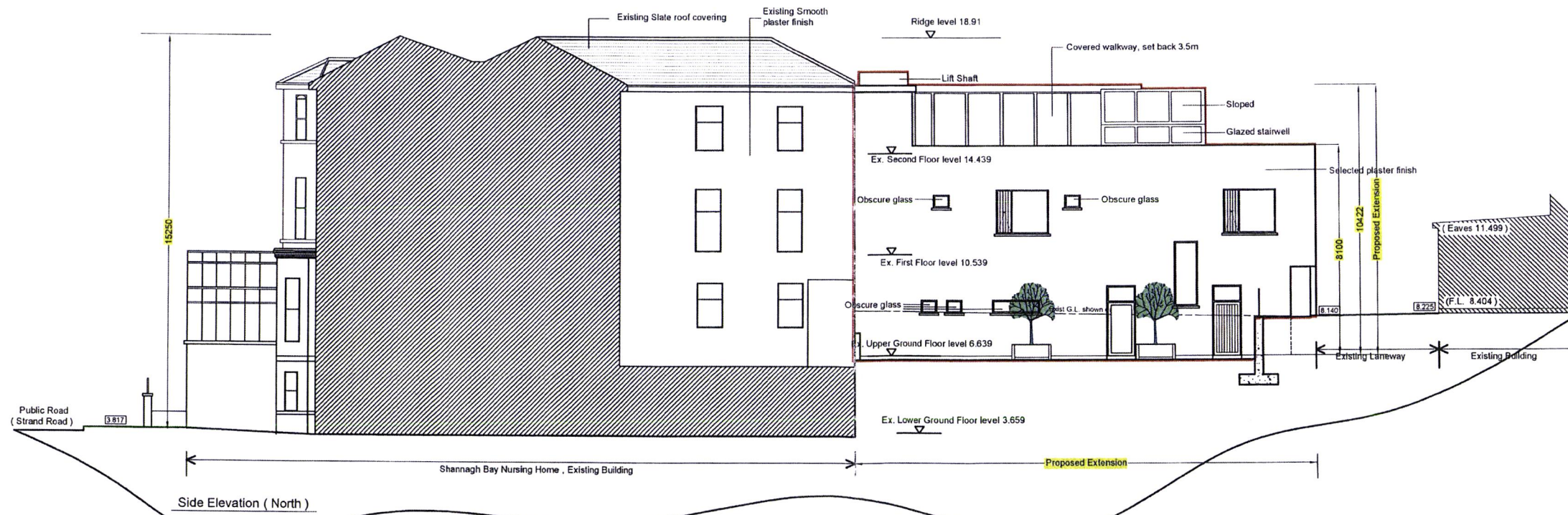
<b>PROJECT</b>	Development at Shanagh Bay Nursing Home FitzWilliam Terrace, Strand Road, Bray, Co. Wicklow		
<b>CLIENT</b>	Alan & Pauline Smith		
<b>DESCRIPTION</b>	Proposed First & Second Floor Plans		
<b>STAGE</b>	Approved Ref 16/091		
<b>SCALE</b>	<b>DATE</b>	<b>DRAWN BY</b>	<b>REVIEWED</b>
1:100	09/06/2016	gjn	
<b>S-37-35</b>			

*Planning Ref 16/091*

**NOTE:**  
All levels are in metres and are related to O.D. (Malin Head)  
All levels should be checked on site



Side Elevation ( South )



Side Elevation ( North )

**LEGEND**

Proposed Extension edged red

**Note:**  
Full details of all fire aspects and disabled access to be dealt with in a future application for a fire safety certificate and disability access certificate

REVISION	DATE	DESCRIPTION

**GENERAL NOTES**  
This drawing should be read in conjunction with all relevant documents. Dimensions are in millimetres unless otherwise stated. Do not scale off drawings. Use figures in dimensions only. Check dimensions on site. Report discrepancies immediately. The copyright and right to use this document remains the property of P.D. Line Associates. All works are to comply with current building regulations. The drawings for planning purposes only not to be used for construction purposes unless otherwise stated.



1 Church Road T 207 8697  
 Greystones F 207 2109  
 Co. Wicklow E info@pdline.ie  
 Ireland W www.pdline.ie

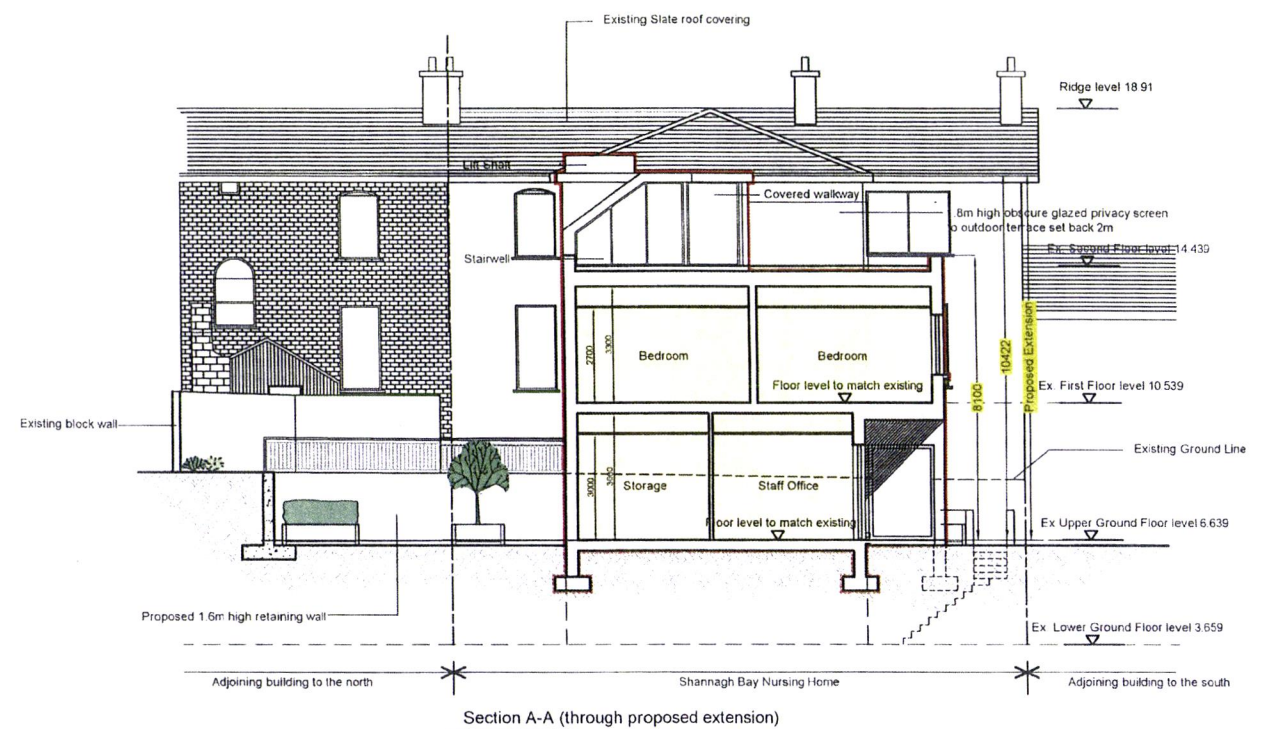
<b>PROJECT</b>	
Development at Shannagh Bay Nursing Home Fitzwilliam Terrace, Strand Road, Bray, Co. Wicklow	
<b>CLIENT</b>	
Alan & Pauline Smith	
<b>DESCRIPTION</b>	
Proposed North & South Elevations	
<b>SCALE</b>	
Approved Ref 16/691	
<b>SCALE</b>	<b>DATE</b>
1:100	09/06/2018
<b>DRAWN BY</b>	<b>CHECKED BY</b>
grm	grm
<b>SYSTEM</b>	
S-37-36	

*Planning Ref 16/691*

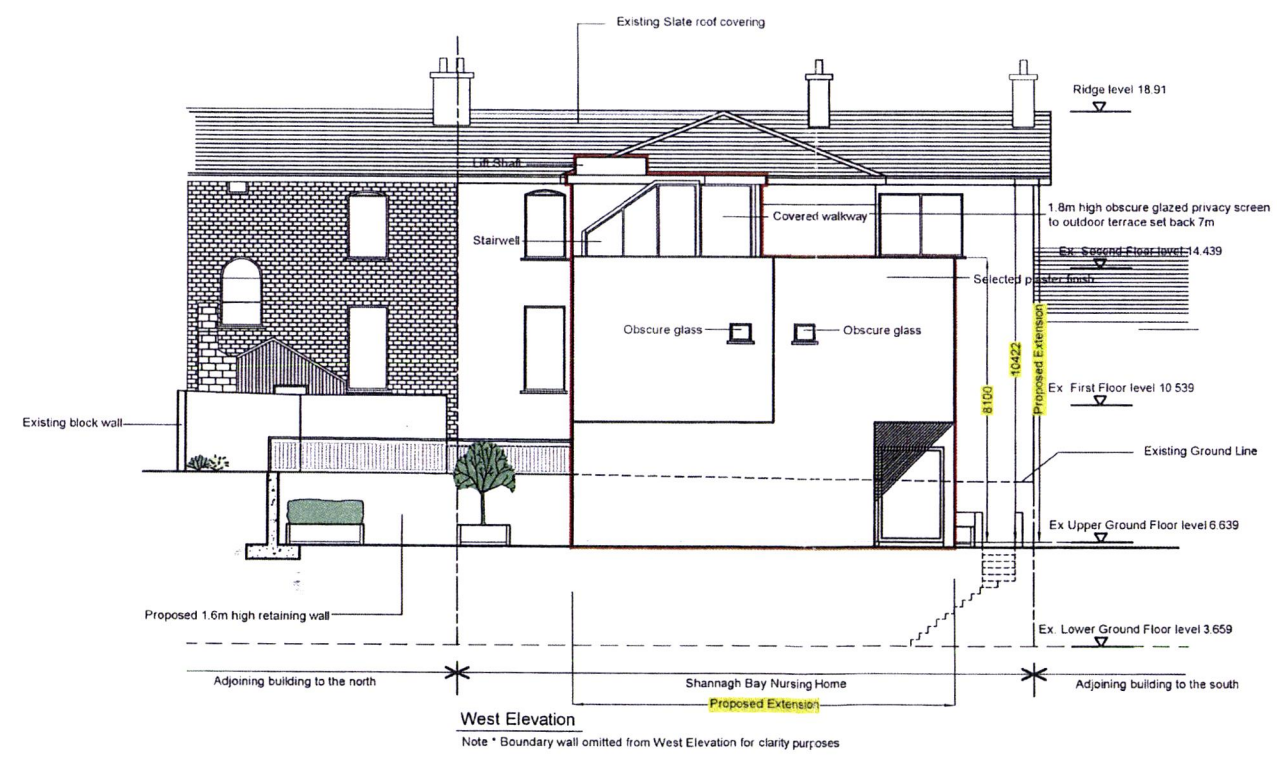
**NOTE:**  
All levels are in metres and are related to O.D. (Main Head)  
All levels should be checked on site



Front Elevation ( East )



Section A-A (through proposed extension)



West Elevation

Note \* Boundary wall omitted from West Elevation for clarity purposes

LEGEND

Proposed Extension edged red

**Note:**  
Full details of all fire aspects and disabled access to be dealt with in a future application for a fire safety certificate and disability access certificate

REVISION	DATE	DESCRIPTION

**GENERAL NOTES**  
This drawing should be read in conjunction with all relevant documents. Dimensions are in millimetres unless otherwise stated. Do not scale off drawings. Use figure dimensions only. Check dimensions on site. Report discrepancies immediately. The copyright and right to use this document remain the property of P.D. Lane Associates. All work is to comply with current building regulations. This drawing is for planning purposes only and is not to be used for construction purposes unless otherwise stated.

**pd lane**  
associates

1. Church Road T. 237 8657  
 2. Westmoreland F. 237 5109  
 Co. Wicklow E. info@pdlane.ie  
 Ireland W. www.pdlane.ie

<b>PROJECT</b>	
Development at Shannagh Bay Nursing Home Fitzwilliam Terrace, Strand Road, Bray, Co. Wicklow	
<b>CLIENT</b>	
Alan & Pauline Smith	
<b>DESCRIPTION</b>	
Proposed East & West Elevations & Section A-A	
<b>STAGE</b>	
Approved Ref 16/691	
<b>SCALE</b>	<b>DATE</b>
1:50	09/06/2016
<b>DRAWN BY</b>	<b>gm</b>
<b>DATE</b>	<b>REVISION</b>
S-37-37	

*Planning Ref 16/691*

**NOTE:**  
All levels are in metres and are related to O.D. ( Malin Head )  
All levels should be checked on site

**Comhairle Chontae Chill Mhantain-Seirbhís Doiteain**  
**Wicklow County Council – Fire Service**

Doiteain Ceannaras na Seirbhísi  
Bothar na Mona  
Bre  
Chill Mhantain  
Teil :01-2117600  
Facs: 01-2861535  
R-phostl: firehead@wicklowcoco.ie



Fire Service HQ  
Boghall Rd  
Bray  
Co. Wicklow  
Tel: 01 2117600  
Fax: 01 2861535  
E-Mail: firehead@wicklowcoco.ie

**FIRE SAFETY CERTIFICATE**  
**BUILDING CONTROL ACTS 1990 and 2007**

ALAN SMITH OF SHANNAGH BAY NURSING HOME,]  
C/O KNAPTON CONSULTING ENGINEERS,  
76 UPPER GEORGES STREET,  
DUN LAOGHAIRE,  
CO. DUBLIN.

Re: APPLICATION FOR A FIRE SAFETY CERTIFICATE, (Ref. No. BC 3931/2018) FOR PROPOSED CONSTRUCTION OF AN EXTENSION TO THE EXISTING NURSING HOME AT SHANNAGH BAY NURSING HOME, 2 -3 FITZWILLIAM TERRACE, STRAND ROAD, BRAY, CO. WICKLOW.

Wicklow County Council hereby certify that the building or works to which the application relates, will if constructed in accordance with the plans, documents and information submitted, comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended. In considering the application, no assessment has been made as to whether the building or other works will comply with the other requirements of the Second Schedule to the Building Regulations 1997, as amended.

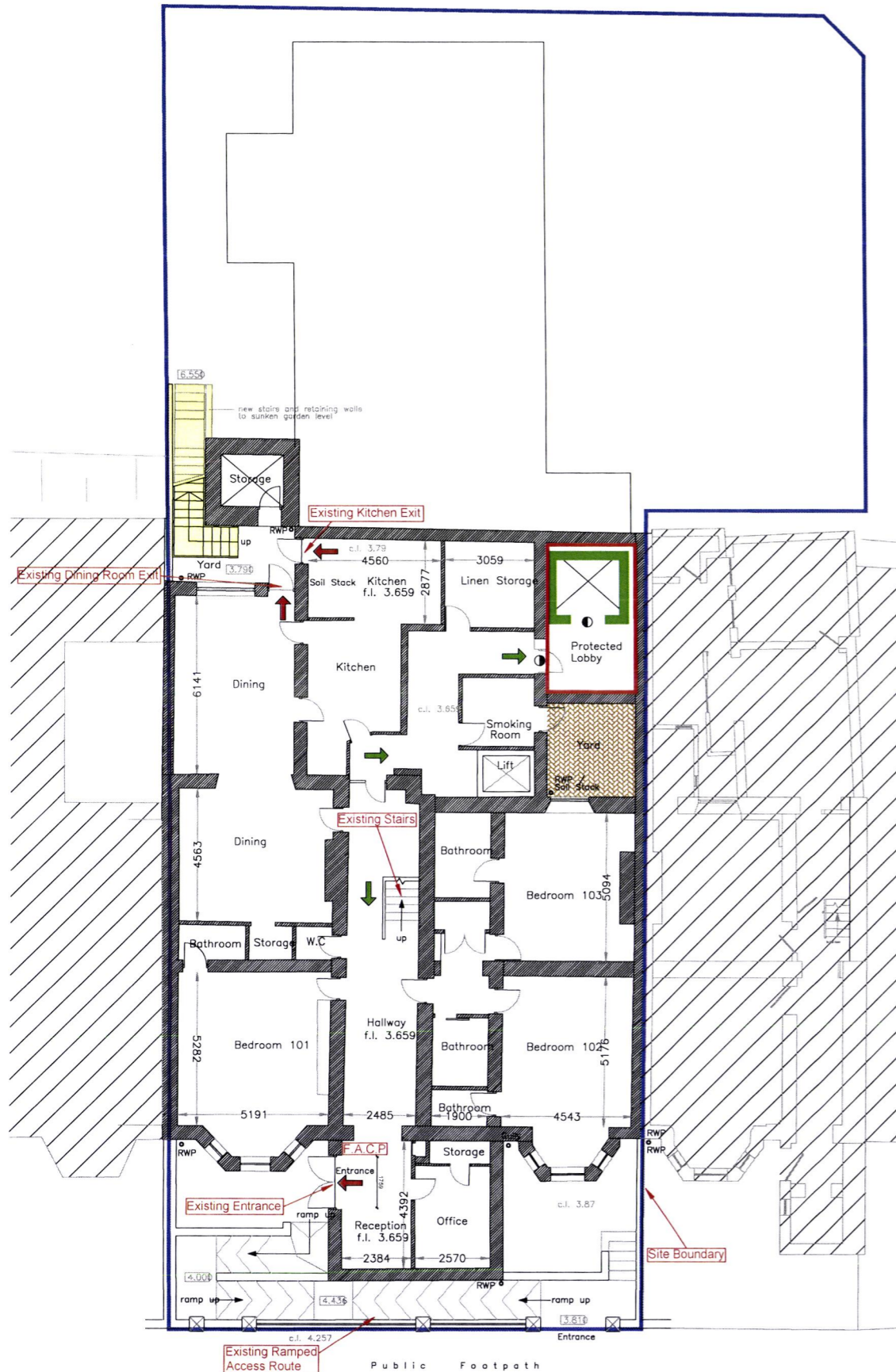
This certificate is granted subject to no conditions.

Dated this 20<sup>th</sup> day of April 2018

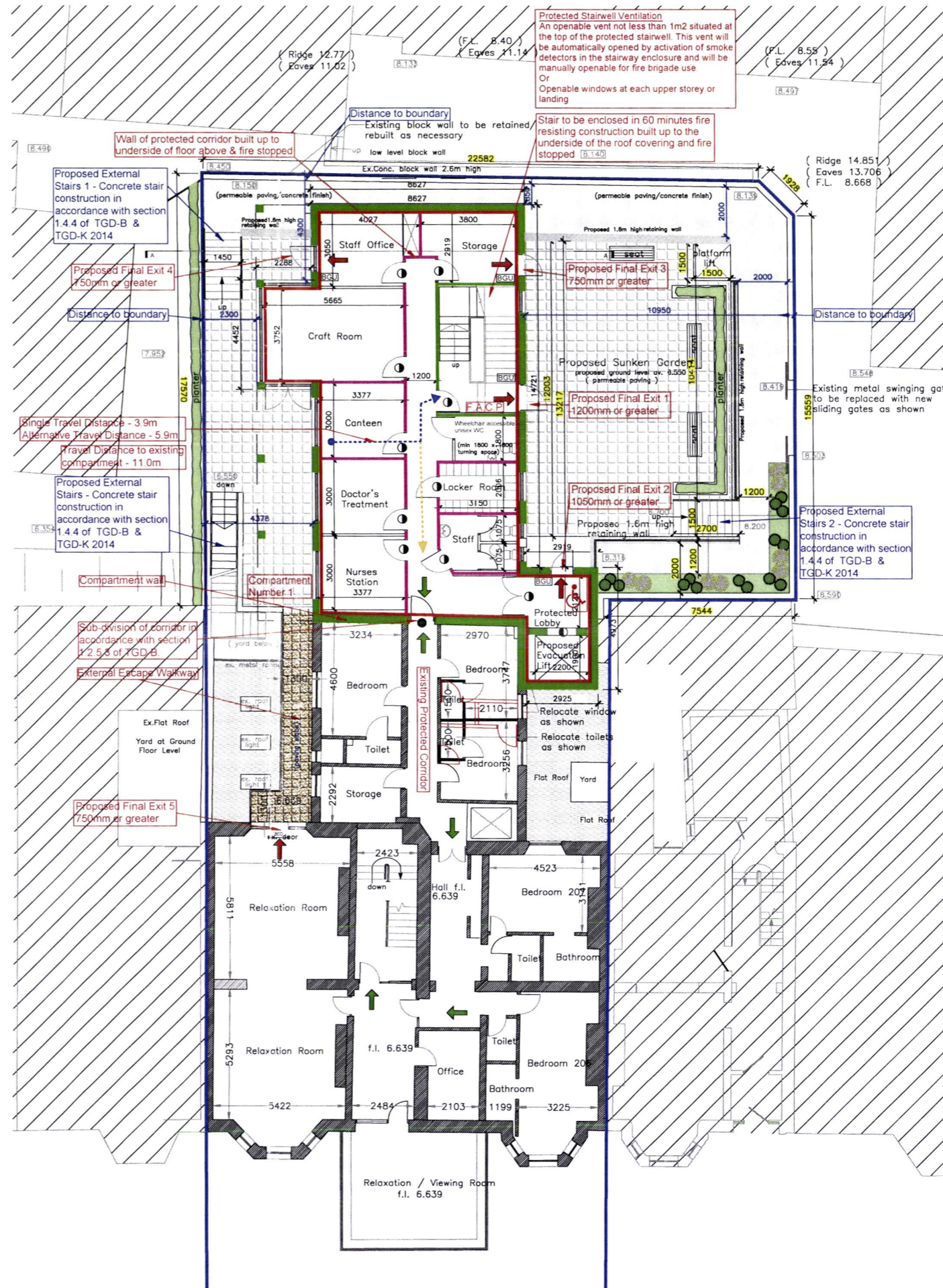
Signed

A handwritten signature in cursive script, appearing to read 'Gerald Querry', written over a horizontal line.

CHIEF FIRE OFFICER  
WICKLOW COUNTY COUNCIL FIRE SERVICE



F-1 Proposed Lower Ground Floor Plan  
Scale 1:100



F-2 Proposed Upper Ground Floor Plan/Site Layout Plan  
Scale 1:100

**Knappin Fire Safety**  
Fire Safety Consultants - Project Managers  
76 Upper Georges Street  
Dun Loughrea  
Co. Donegal  
Tel: +353 1 2300681  
Fax: +353 1 2300690  
Mobile: 087 2355847  
e-mail: knappin@knappin.ie  
Web: www.knappin.ie

Fire Safety Certificate Application  
Not For Construction

**FIRE SAFETY LEGEND**  
AREA TO WHICH APPLICATION REFERS

- 60 Minute Fire Resistance Proposed
- 30 Minute Fire Resistance Proposed
- Signs conforming with S.I. No. 209 of 2007 'Safety, Health and Welfare at Work (General Application) Regulations 2007'
- Marketed Ruminated Exit Sign (FINAL EXIT)
- Conditional Marketed Ruminated Exit Sign
- Smoke Detector to Comply With IS 3218:2013
- Smoke Detector
- Inert Detector
- F.A.C.P. Fire Alarm Control Panel
- Travel Distance to EXIT
- Travel Distance to COLLECTOR TANK
- Emergency Lighting to Comply With IS 3211:2013-2017
- Shower
- Break Glass Unit
- Break Glass Unit - Manual floor release
- FD 30
- FD 308
- Fire Resisting Glazing
- FD 805
- Fire Hydrant

Notes:  
Cross refer to written submission accompanying Fire Safety Certificate application for commentary on other areas.  
Occupancy levels  
Fire lighting  
Fire detection and alarm system  
Electrical installation  
Lifts  
Carpet barriers and fire stopping  
Unprotected areas of external walls  
Roof beam designations  
Access and facilities for the fire service

**Fire Detection & Alarm System**  
The existing fire detection and alarm system is a type L1 system supplemented with manual call points in accordance with the recommendations of IS 3218:2009. The extension to the existing L1 system will be designed, installed and commissioned in accordance with IS 3218:2013

**Emergency Escape Lighting**  
Escape lighting to be provided in accordance with table 1.8 and section 1.4.8 (Lighting of Escape Routes) TGD B:2006. emergency escape lighting will be provided in the following areas, including external escape routes:-

**Nursing Home**  
Defined escape routes, wards, treatment rooms, communal rooms, bathrooms and toilet areas, kitchens, other habitable rooms over 30 m<sup>2</sup> in area.

**Ducts**  
All ducts penetrating compartment walls/ floors will have fire dampers installed.

Issue	Date	Comment
Rev A	13/04/18	Upper Ground Level A1 - Distances to boundary External concrete stairs Min. 850mm wide escape route to rear of building

CLIENT:  
Alan & Pauline Smith

STATUS:  
FIRE SAFETY CERTIFICATE APPLICATION

**Knappin Fire Safety**  
Fire Safety Consultants - Project Managers  
76 Upper Georges Street  
Dun Loughrea  
Co. Donegal  
Tel: +353 1 2300681  
Fax: +353 1 2300690  
Mobile: 087 2355847  
e-mail: knappin@knappin.ie  
Web: www.knappin.ie

JOB TITLE:  
Proposed extension (Stage 2) at Shannagh Bay Nursing Home Strand Road Bray Co. Wicklow

SCALE: 1:100 DATE: Jan '18

PROJECT NO: 8521217 DWG NO: 501

DRAWING TITLE:  
PROPOSED LOWER GROUND FLOOR PLAN, PROPOSED UPPER GROUND FLOOR PLAN/SITE LAYOUT PLAN

*Fire Safety Certificate - Extension  
Ref BC 3931 / 2018*



**FIRE SAFETY LEGEND**

AREA TO WHICH APPLICATION REFERS

- Compartimentation
- 30 Minute Fire Resistance Proposed
- 60 Minute Fire Resistance Proposed
- Signs conforming with S.I. No. 299 of 2007 'Safety, Health and Welfare at Work (General Application) Regulations, 2007'
- Maintained Illuminated Exit Sign (FINAL EXIT)
- Directional Maintained Illuminated Exit Sign
- Smoke Detector to Comply With IS 3218:2013
- Smoke Detector
- Heat Detector
- F.A.C.P. Fire Alarm Control Panel
- Travel Distance to EXIT
- Travel Distance to COMPARTMENT
- Emergency Lighting to Comply With IS 3217:2013+A1:2017
- Staircase
- Break Glass Unit - Manual door release
- FD 50
- FD 308
- Fire Resisting Door
- FD 305
- Fire Stopper

NOTES

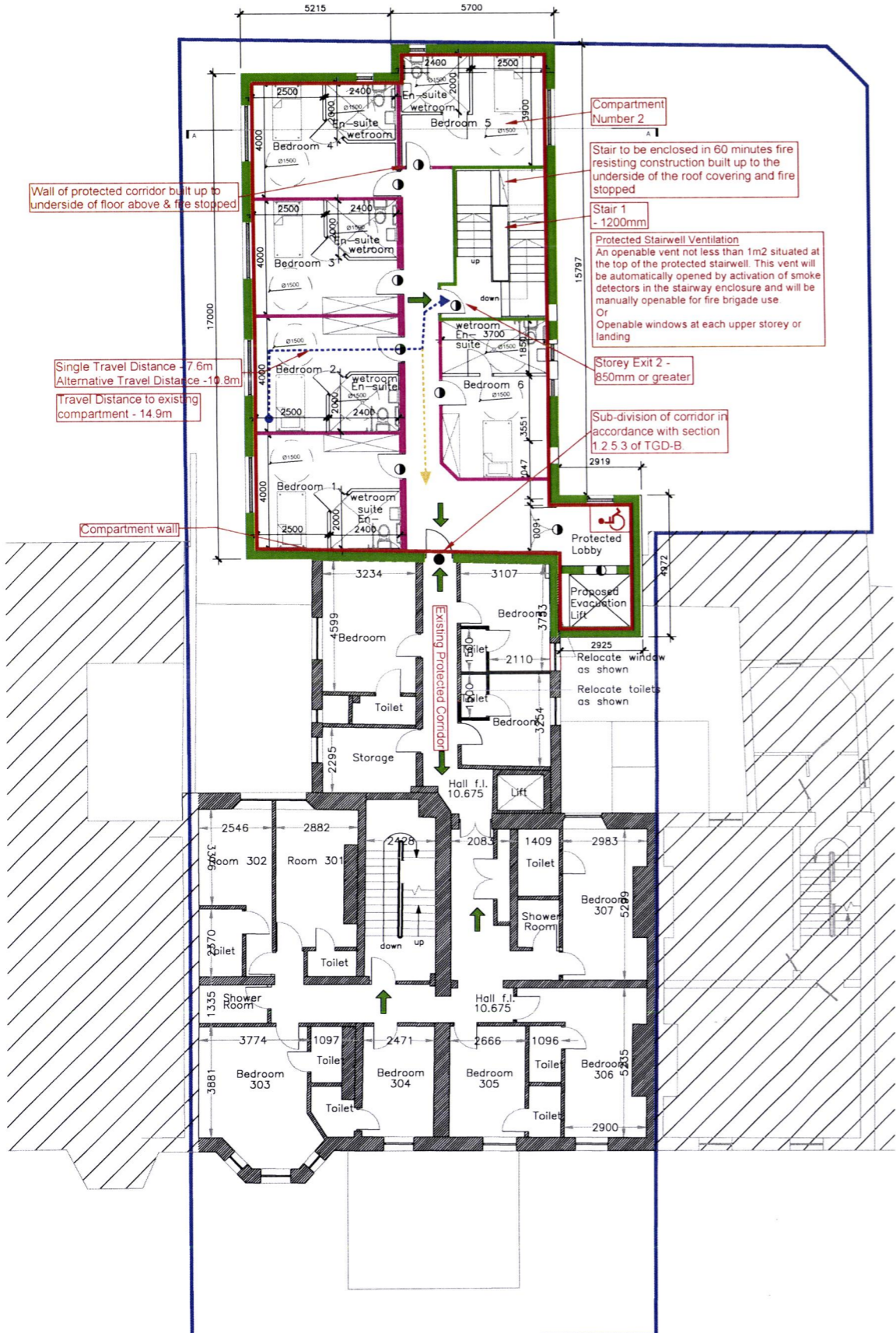
- Comply with all relevant sub-sections accompanying Fire Safety Certificate Application for commentary on site etc.
- Occupancy levels
- Escape lighting
- Fire detection and alarm system
- Fire alarm installation
- Lifts
- Car lift barriers and fire stopping
- Unprotected areas in external walls
- Roof level designations
- Access and facilities for the fire service

**Fire Detection & Alarm System**  
 The existing fire detection and alarm system is a type L1 system supplemented with manual call points in accordance with the recommendations of IS 3218:2009. The extension to the existing L1 system will be designed, installed and commissioned in accordance with IS 3218:2013

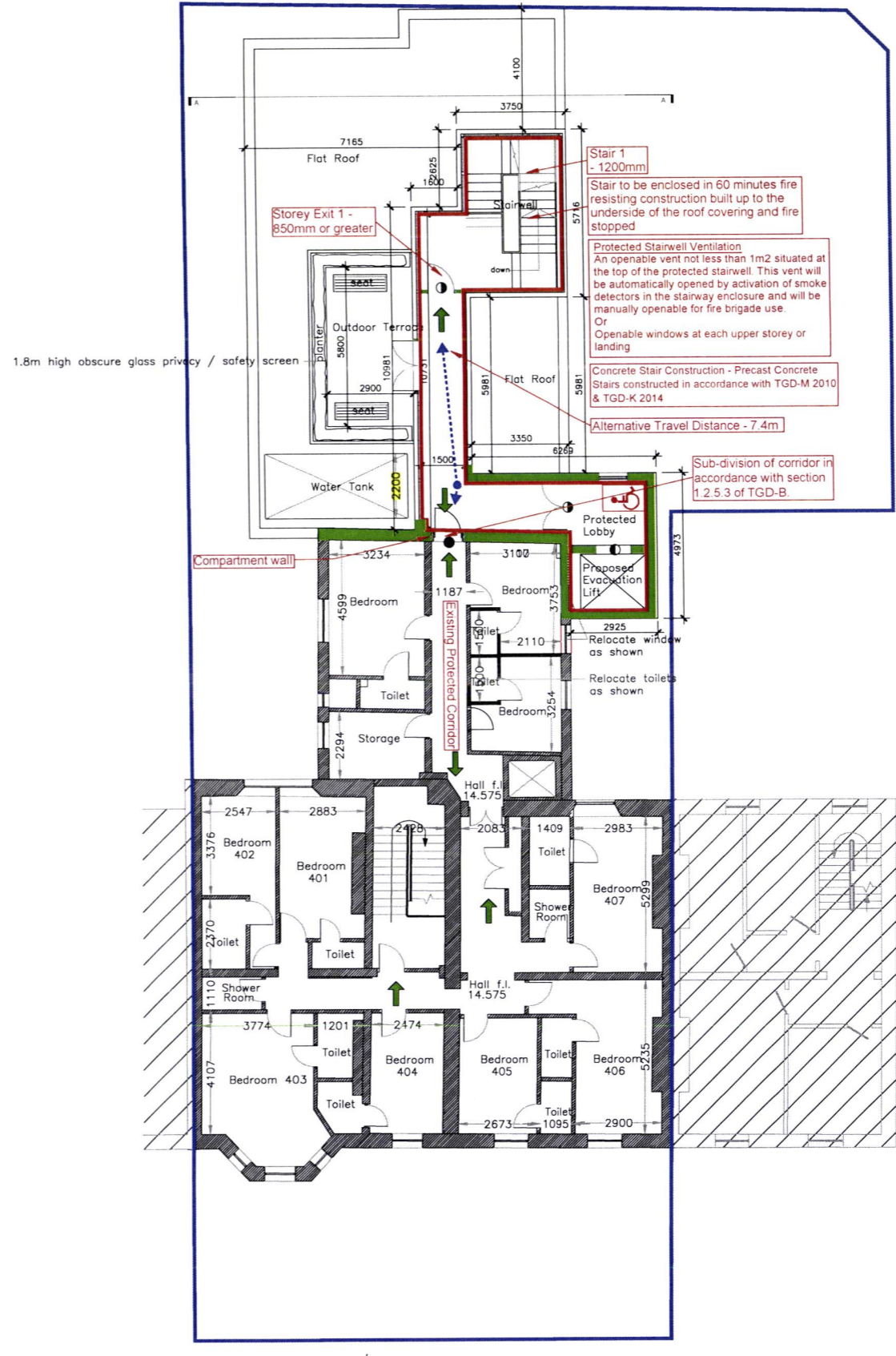
**Emergency Escape Lighting**  
 Escape lighting to be provided in accordance with table 1.8 and section 1.4.8 (Lighting of Escape Routes) TGD-B:2006. emergency escape lighting will be provided in the following areas, including external escape routes:-

**Nursing Home**  
 Defined escape routes, wards, treatment rooms, communal rooms, bathrooms and toilet areas, kitchens, other habitable rooms over 30 m<sup>2</sup> in area.

**Ducts**  
 All ducts penetrating compartment walls/ floors will have fire dampers installed.



F - 1  
 502  
 Proposed First Floor Plan  
 Scale 1:100



F - 2  
 502  
 Proposed Second Floor Plan / Roof Plan  
 Scale 1:100

*Fire Safety Certificate - Extension  
 Ref. 3931/2018*

Issue	Date	Comment
Rev A	13/04/18	30 minute fire resistant walls separating bedrooms at first floor level

CLIENT:  
 Alan & Pauline Smith

STATUS:  
 FIRE SAFETY CERTIFICATE APPLICATION

JOB TITLE:  
 Proposed extension (Stage 2)  
 at Sharnagh Bay Nursing Home  
 Strand Road  
 Bray  
 Co. Wicklow

SCALE: 1:100  
 DATE: Jan '18

PROJECT NO: 8521217  
 DWG NO: 502

DRAWING TITLE:  
 PROPOSED FIRST FLOOR PLAN &  
 PROPOSED SECOND FLOOR / ROOF PLAN

**Knapton Fire Safety**  
Fire Safety Consultants - Project Managers

76 Upper Georges Street  
Dun Laoghaire  
Co. Dublin  
Tel: +353 1 2360063  
Fax: +353 1 2360065  
Mobile: 087 2350647  
e-mail: knapton@eircom.net  
Web: www.knapton.ie

**Fire Safety Certificate Application  
Not For Construction**

**FIRE SAFETY LEGEND**

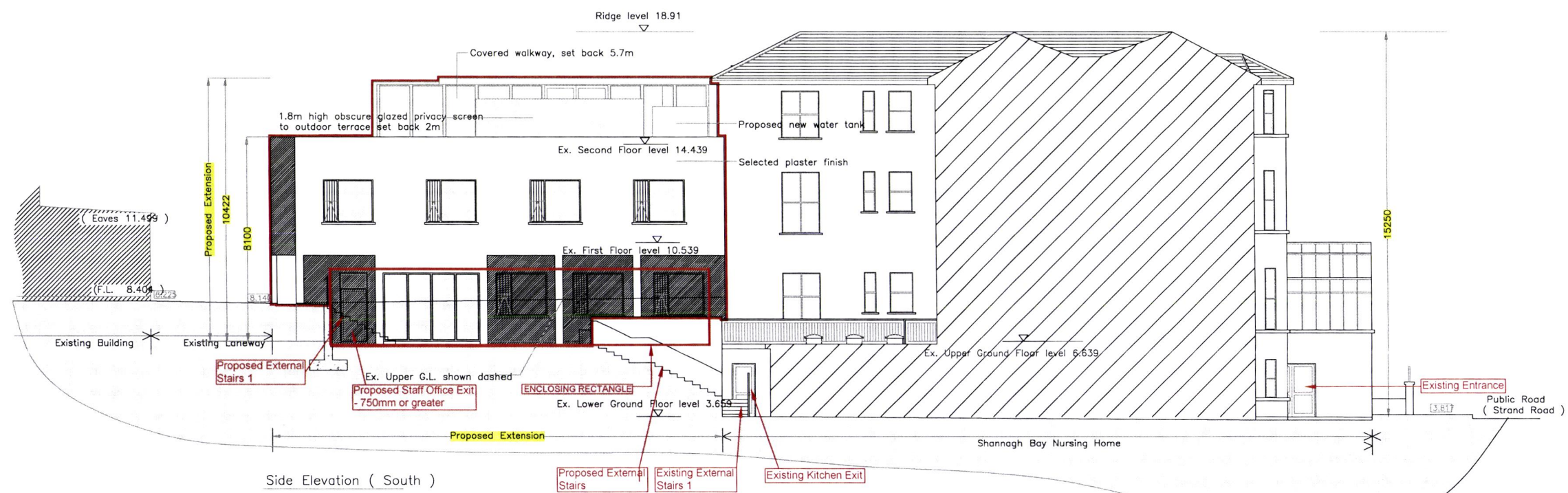
AREA TO WHICH APPLICATION REFERS

Compartmentation: 60 Minute Fire Resistance, 30 Minute Fire Resistance  
Signs conforming with S.I. No. 299 of 2007 'Safety, Health and Welfare at Work (General Application) Regulations 2007':  
Mantained Illuminated Exit Sign (FINAL EXIT)  
Directional Mantained Illuminated Exit Sign  
Smoke Detection to Comply With IS 3218:2013  
Single Detector, Heat Detector  
F.A.C.P. Fire Alarm Control Panel  
Travel Distance  
Emergency Lighting to Comply With IS 3217:2013+A1:2017  
Sounder  
Break Glass Unit  
FD 30 Fire Hydrant  
FD 605 Fire Hydrant

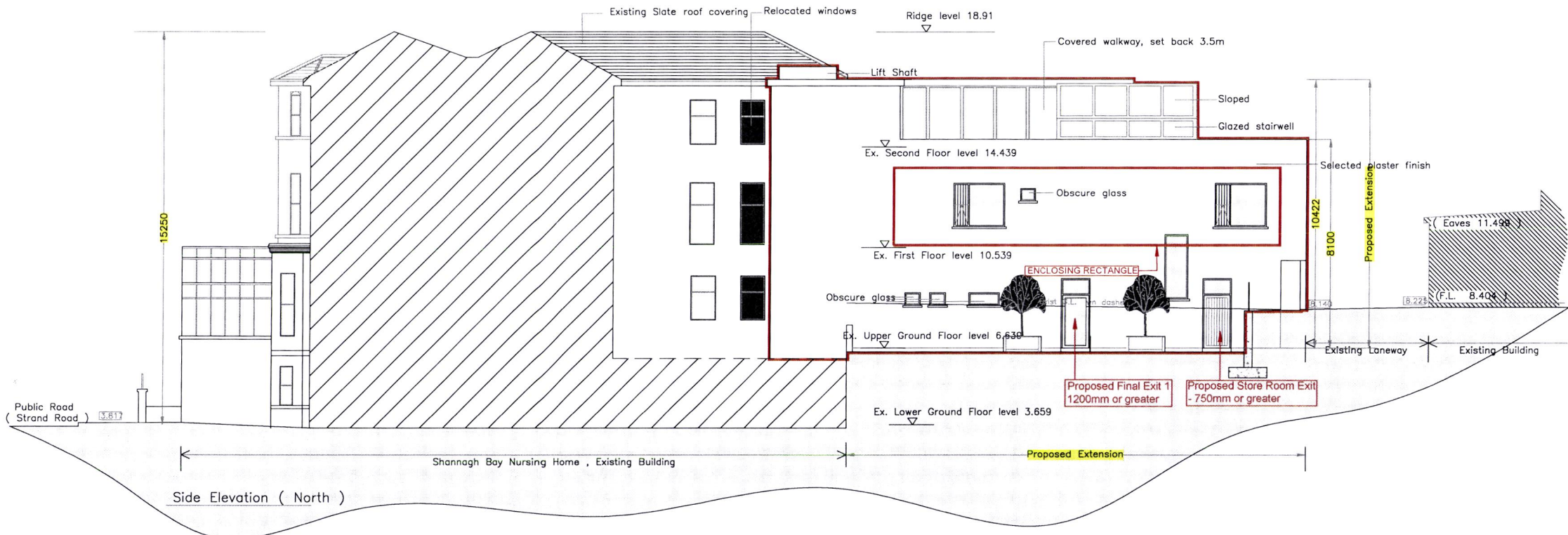
**NOTES**

Drawings refer to written submission accompanying the Safety Certificate application for commentary on inter alia:

- Compartmentation
- Escape lighting
- Fire detection and alarm system
- Electrical installation
- Liftways
- Clearly marked and fire stopping
- Structural areas on external walls
- Roof work integration
- Access and facilities for the fire service



F-1  
503  
Proposed Side Elevation (South)  
Scale 1:200



F-6  
501  
Proposed Side Elevation (North)  
Scale 1:200

**Fire Detection & Alarm System**  
The existing fire detection and alarm system is a type L1 system supplemented with manual call points in accordance with the recommendations of IS 3218: 2009. The extension to the existing L1 system will be designed, installed and commissioned in accordance with IS3218: 2013

**Emergency Escape Lighting**  
Escape lighting to be provided in accordance with table 1.8 and section 1.4.8 (Lighting of Escape Routes) TGD-B: 2006. emergency escape lighting will be provided in the following areas, including external escape routes:-

**Nursing Home**  
Defined escape routes, wards, treatment rooms, communal rooms, bathrooms and toilet areas, kitchens, other habitable rooms over 30 m2 in area.

**Ducts**  
All ducts penetrating compartment walls/ floors will have fire dampers installed.

Issue	Date	Comment
CLIENT:		Alan & Pauline Smith
STATUS:		FIRE SAFETY CERTIFICATE APPLICATION
<p><b>Knapton Fire Safety</b> Fire Safety Consultants - Project Managers</p> <p>76 Upper Georges Street Dun Laoghaire Co. Dublin Tel: +353 1 2360063 Fax: +353 1 2360065 Mobile: 087 2350647 e-mail: knapton@eircom.net Web: www.knapton.ie</p>		
<p><b>JOB TITLE:</b> Proposed extension at Shannagh Bay Nursing Home Strand Road Bray Co. Wicklow</p>		
SCALE		DATE: Jan '18
PROJECT NO: 8521217		DWG NO: 503
<p><b>DRAWING TITLE:</b> PROPOSED NORTH &amp; SOUTH ELEVATIONS</p>		

Fire Safety Certificate - Extension  
Ref BC 3931/2018

**Fire Safety Certificate Application  
 Not For Construction**

**FIRE SAFETY LEGEND**

Completion: AREA TO WHICH APPLICATION REFERS

60 Minute Fire Resistance  
 30 Minute Fire Resistance  
 Signs conforming with BS No. 209 or 2007 'Safety, Health and Welfare at Work (General Application) Regulations 2007'

Mechanically Broomed Exit Sign (FDAL EXIT)  
 Operational Maintained Broomed Exit Sign  
 Smoke Detection to Comply With BS 5839-1:2013  
 Smoke Detector  
 Heat Detector  
 Fire Alarm Control Panel  
 Fire Alarm Corridor Panel  
 Travel Distance

Emergency Lighting to Comply With BS 5266-1:2011+A1:2017

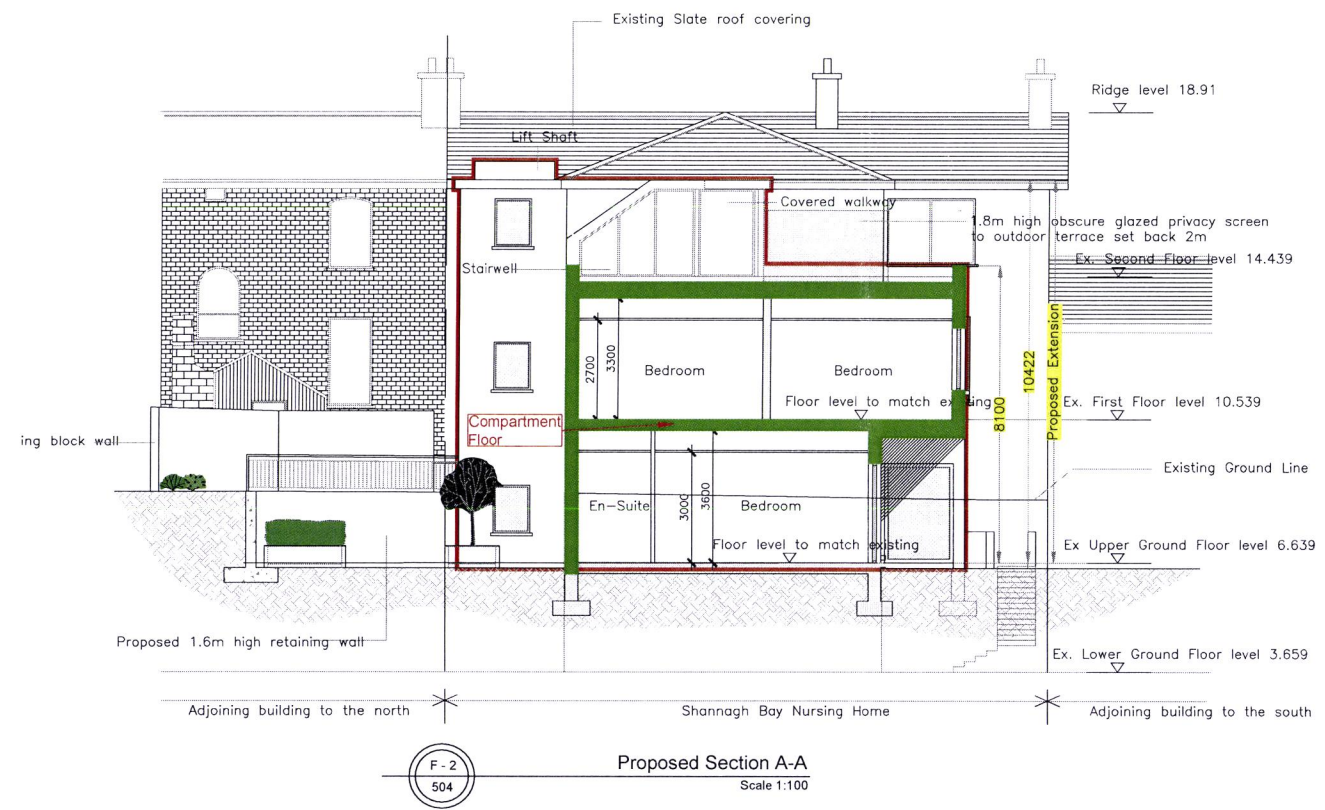
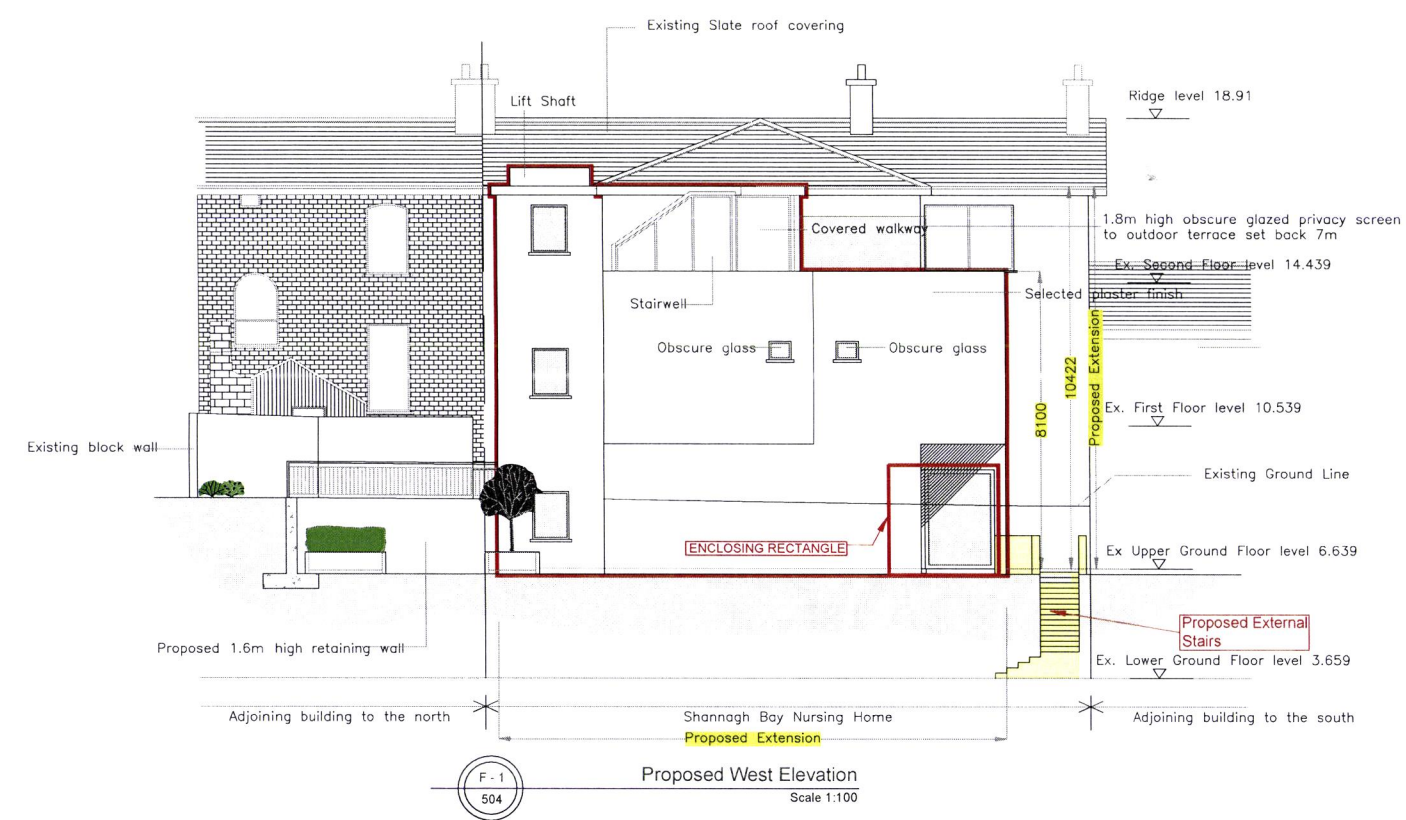
Sounder  
 Break Glass Unit  
 FD 30 Fire Resisting Glass  
 FD 30S Fire Resisting Glass  
 FD 65E Fire Hydrant  
 Fire Resisting Glazing

**NOTES:**

Codes refer to the submission accompanying Fire Safety Certificate application for commentary on: site area

- Occupancy levels
- Escape lighting
- Fire detection and alarm system
- Electrical installation
- Lighting
- Clearly marked and fire stopping
- Unobstructed areas in external walls
- Door leaf interpenetration
- Access and egress for fire services

INDICATES PROPOSED EXTERNAL STAIRS



**Fire Detection & Alarm System**  
 The existing fire detection and alarm system is a type L1 system supplemented with manual call points in accordance with the recommendations of IS 3218:2009. The extension to the existing L1 system will be designed, installed and commissioned in accordance with IS3218:2013

**Emergency Escape Lighting**  
 Escape lighting to be provided in accordance with table 1.8 and section 1.4.8 (Lighting of Escape Routes) TGD-B:2006. emergency escape lighting will be provided in the following areas, including external escape routes:-

**Nursing Home**  
 Defined escape routes, wards, treatment rooms, communal rooms, bathrooms and toilet areas, kitchens, other habitable rooms over 30 m2 in area.

**Ducts**  
 All ducts penetrating compartment walls/ floors will have fire dampers installed.

Issue	Date	Comment

CLIENT:  
 Alan & Pauline Smith

STATUS:  
 FIRE SAFETY CERTIFICATE APPLICATION

Knappan Fire Safety  
 Fire Safety Consultants, Project Managers  
 78 Upper Georges Street  
 Dun Laoghaire  
 Co. Dublin  
 Tel: +353 1 2800083  
 Fax: +353 1 2800085  
 Mobile: 087 2359447  
 e-mail: knappan@knappan.ie  
 Web: www.knappan.ie



JOB TITLE:  
 Proposed extension at  
 Shannagh Bay Nursing Home  
 Strand Road  
 Bray  
 Co. Wicklow

SCALE: 1:100 DATE: Jan '18

PROJECT NO: 8521217 DWG NO: 504

DRAWING TITLE:  
 PROPOSED WEST, EAST ELEVATIONS &  
 SECTION A-A

*Fire Safety Certificate - Extension  
 Ref: BC 3931/2018*



**Comhairle Chontae Chill Mhantain-Seirbhís Doiteain**

**Wicklow County Council – Fire Service**

Doiteain Ceannaras na Seirbhísi  
Bothar na Mona  
Bre  
Chill Mhantain  
Teil :01-2117600  
Facs: 01-2861535  
R-phostl: firehead@wicklowcoco.ie



Fire Service HQ  
Boghall Rd  
Bray  
Co. Wicklow  
Tel: 01 2117600  
Fax: 01 2861535  
E-Mail: firehead@wicklowcoco.ie

**BUILDING CONTROL ACTS 1990 and 2007  
DISABILITY ACCESS CERTIFICATE**

ALAM SMITH OF SHANNAGH BAY NURSING HOME,  
C/O KNAPTON CONSULTING ENGINEERS,  
76 UPPER GEORGE'S STREET,  
DUN LAOGHAIRE,  
CO. DUBLIN.

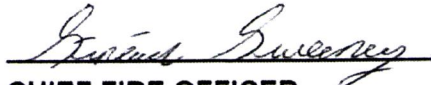
**Re: Application for a Disability Access Certificate (Ref. No. DAC 530/2018) for the proposed construction of an extension to the existing Nursing Home of Shannagh Bay Nursing Home, 2 – 3 Fitzwilliam Terrace, Strand Road, Bray, Co. Wicklow.**

Wicklow County Council hereby certify that the works or building to which the application relates, if constructed in accordance with the plans, calculations, specifications and particulars submitted, would comply with the requirements of Part M of the Second Schedule to the Building Regulations 1997 to 2008. In considering this application no assessment has been made as to whether the works or building would comply with the other requirements of the Second Schedule to the Building Regulations 1997 to 2008.

This certificate is granted subject to no conditions

Dated this 19<sup>th</sup> day of April 2018

Signed

  
CHIEF FIRE OFFICER  
WICKLOW COUNTY COUNCIL - FIRE SERVICE

GC



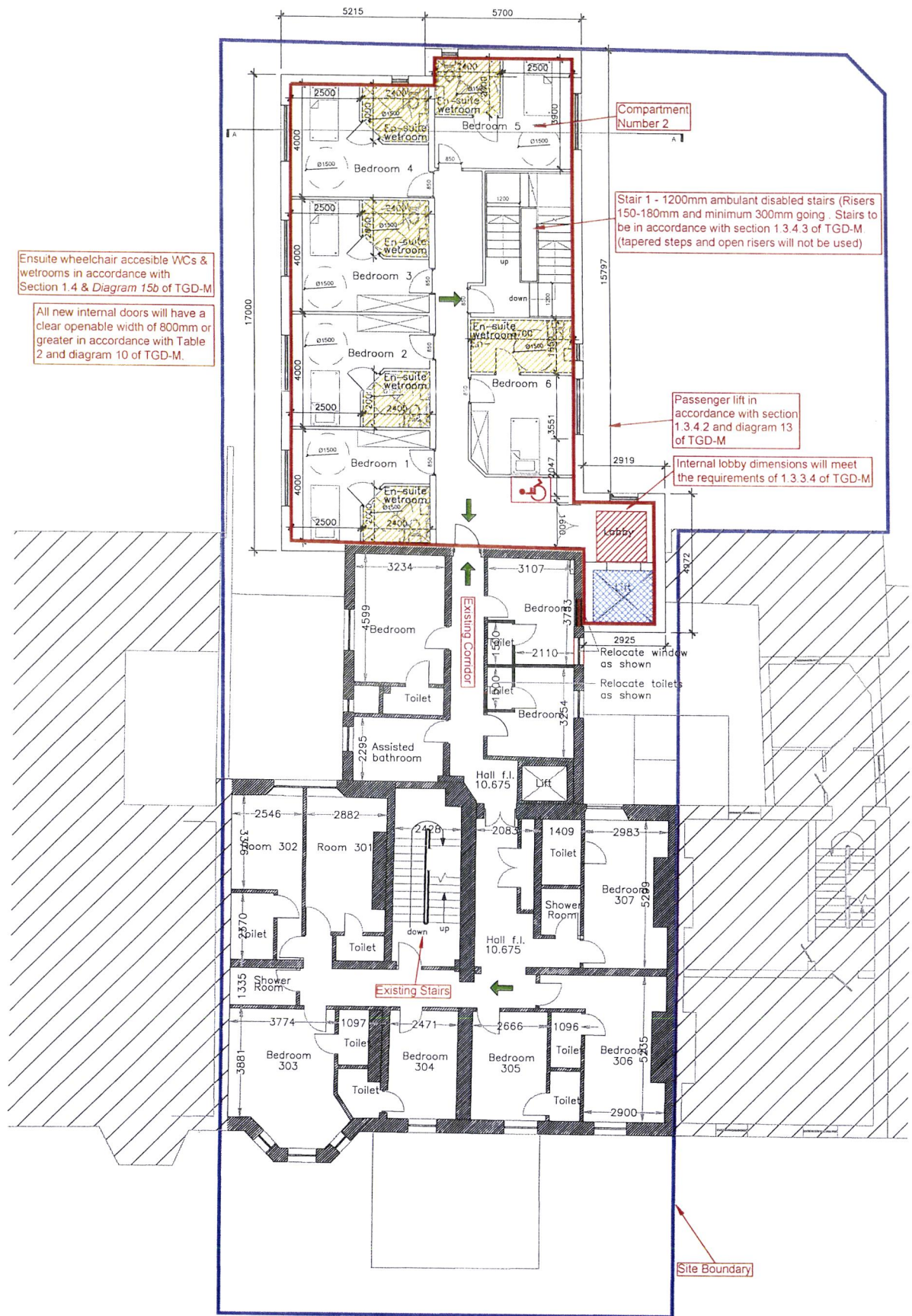


**DISABILITY ACCESS LEGEND**

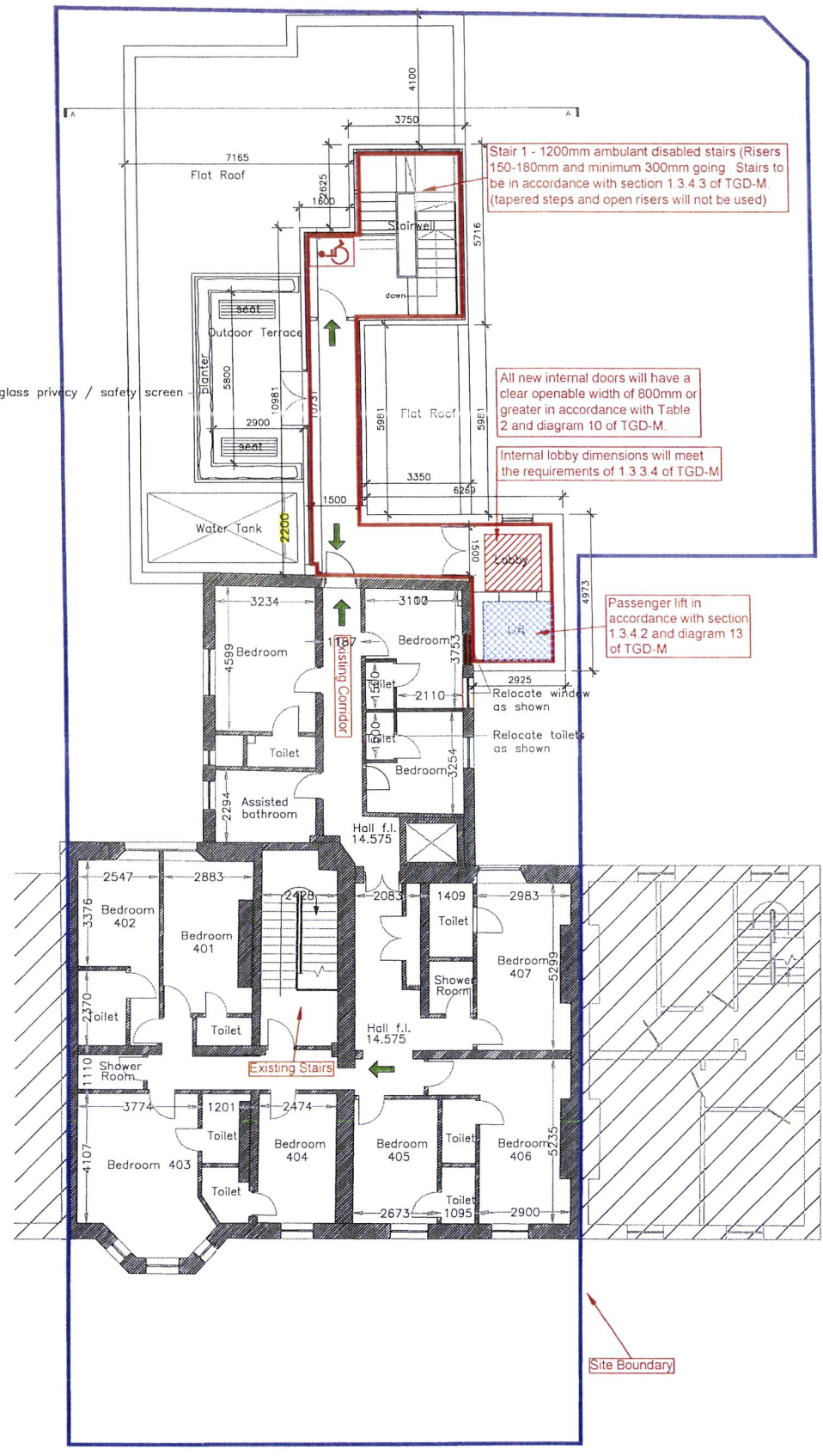
AREA TO WHICH APPLICATION REFERS

- Access Point
- Access Ramp
- 300 x 1.5m Clear Level Area
- Disabled Hoist Space
- Turning Circle (1.5 x 1.5m)
- Passenger Lift
- WC facilities

NOTES: Green lines refer to section submissions accompanying Disabled Access Certificate Application



1.8m high obscure glass privacy / safety screen



**Internal Doors**  
The minimum clear opening width of the internal double doors will be 800mm in accordance with Table 2 & Diagram 10 of TGD-M

The minimum clear opening width of internal doors will be 800mm in accordance with Table 2 & Diagram 10 of TGD-M

**Visual Contrast**  
The use of mirrored, high gloss or very shiny surfaces on floors, walls, ceilings, doors, etc will be avoided.  
The visual contrast of the floor, wall, door, ceiling & fixtures will be designed so a person with impaired vision can differentiate between them.

This drawing represents our intentions to provide adequately for persons with a disability

Company:  
Name:  
Position:  
Date: 11-01-18  
Signature:

Issue	Date	Comment
Rev A	13/04/18	Amended layout of wetrooms located in ensuite bedrooms at first floor level

CLIENT:  
Alan & Pauline Smith

STATUS:  
Disability Access Certificate Application

JOB TITLE:  
Proposed extension at Sharnagh Bay Nursing Home  
Strand Road  
Bray  
Co. Wicklow

SCALE: 1:100 DATE: Jan '18

PROJECT NO: 8521217 DWG NO: 502

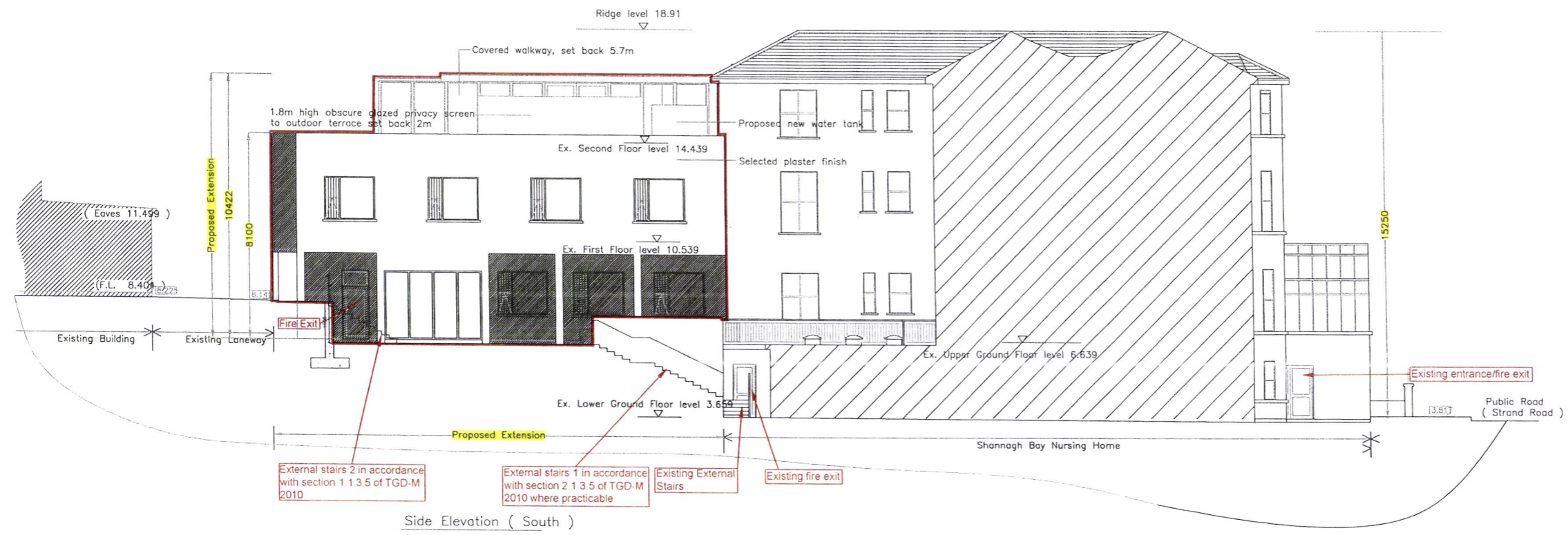
DRAWING TITLE:  
PROPOSED FIRST FLOOR PLAN & PROPOSED SECOND FLOOR / ROOF PLAN

Disability Access Certificate  
Ref DAC 530/2018

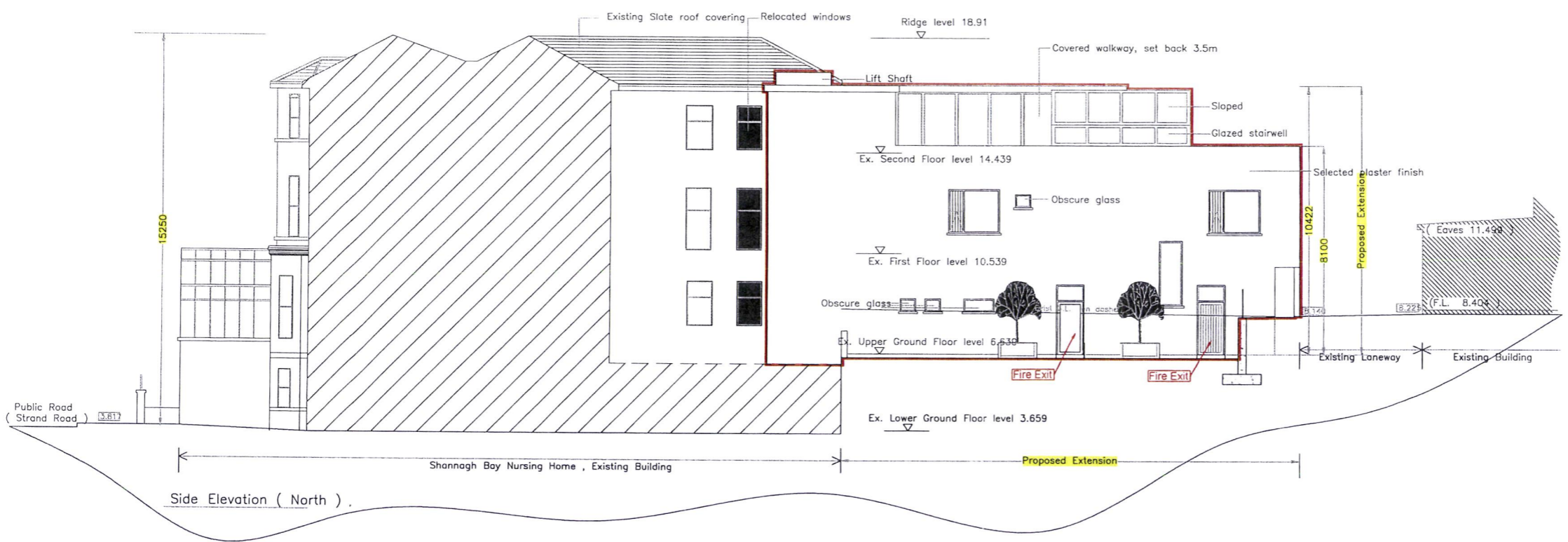
**DISABILITY ACCESS LEGEND**  
 AREA TO WHICH APPLICATION REFERS

- Access Point
- Access Ramp
- 1.5m x 1.5m Clear Level Area
- Disabled Refuge Space
- Turning Circle (1.5 x 1.5m)
- Passenger Lift
- WC Facilities
- Critical Dimensions
- Maintained Humane Exit Sign (MAINT. EXIT)
- Directional Maintained Humane Exit Sign

NOTES:  
 Check refer to current approved accompanying Disabled Access Certificate Application.



F-1  
 503  
 Proposed Side Elevation (South)  
 Scale 1:200



F-6  
 501  
 Proposed Side Elevation (North)  
 Scale 1:200

**Fire Detection & Alarm System**  
 The existing fire detection and alarm system is a type L1 system supplemented with manual call points in accordance with the recommendations of IS 3218: 2009. The extension to the existing L1 system will be designed, installed and commissioned in accordance with IS 3218: 2013.

**Emergency Escape Lighting**  
 Escape lighting to be provided in accordance with table 1.8 and section 1.4.8 (Lighting of Escape Routes) TGD-B: 2006. emergency escape lighting will be provided in the following areas, including external escape routes:-

**Nursing Home**  
 Defined escape routes, wards, treatment rooms, communal rooms, bathrooms and toilet areas, kitchens, other habitable rooms over 30 m2 in area.

**Ducts**  
 All ducts penetrating compartment walls/ floors will have fire dampers installed.

Issue	Date	Comment
CLIENT:		Alan & Pauline Smith
STATUS:		Disability Access Certificate Application
Knapp Consulting Engineers Chartered Engineers, Architects, Project Managers 78 Upper George Street, Dublin Tel: +353 1 2300083 Fax: +353 1 2300085 Mobile: 087 2333847 Email: knapp@knapp.ie Web: www.knapp.ie		
JOB TITLE: Proposed extension at Shannagh Bay Nursing Home Strand Road Bray Co. Wicklow		
SCALE:		DATE: Jan '18
PROJECT NO. 8521217		DWG NO: 503
DRAWING TITLE: PROPOSED NORTH & SOUTH ELEVATIONS		

*Disability Access Certificate  
 Ref. 530/2018*

This drawing represents our intentions to provide adequately for persons with a disability.

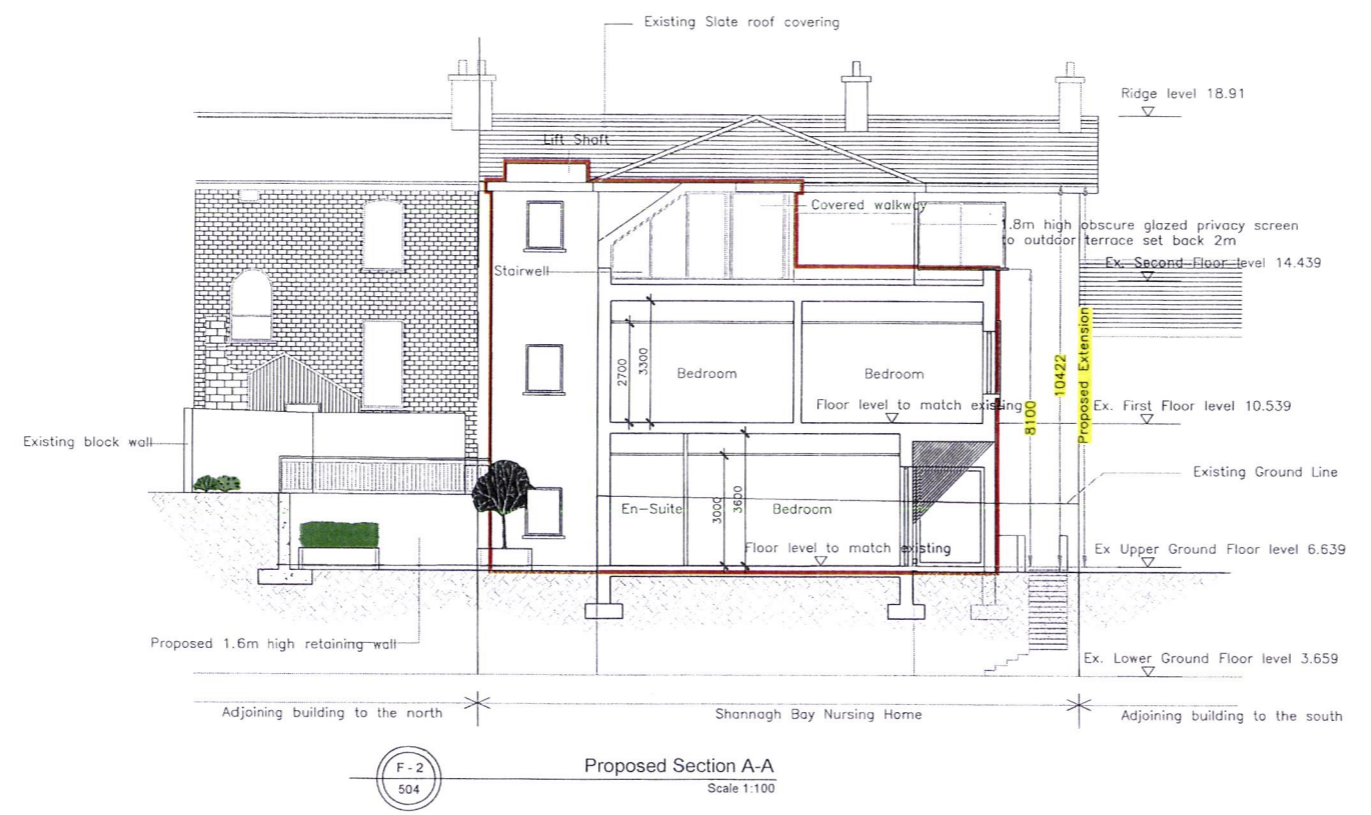
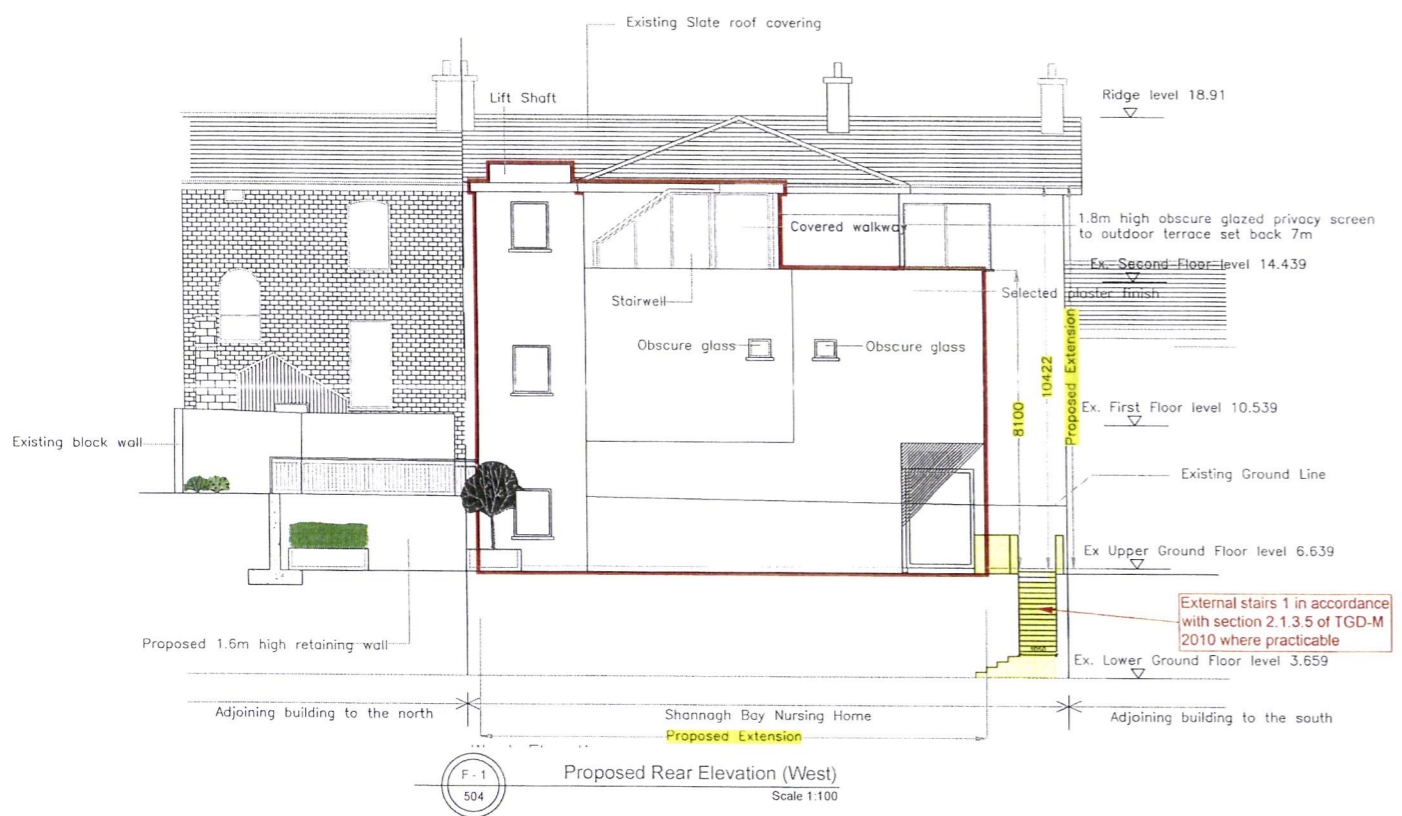
Company:  
 Name:  
 Position:  
 Date: 11-01-18  
 Signature:

**DISABILITY ACCESS LEGEND**

AREA TO WHICH APPLICATION REFERS

- Access Point
- Access Ramp
- 1.8m x 1.8m Clear Level Area
- Disabled Refuge Space
- Turning Circle (1.5 x 1.5m)
- Passenger Lift
- WC facilities
- Critical Dimensions
- Maintained Illuminated Exit Sign (FINAL EXIT)
- Directional Maintained Illuminated Exit Sign

NOTES:  
Cross refer to written submission accompanying Disability Access Certificate Application.



**Fire Detection & Alarm System**  
The existing fire detection and alarm system is a type L1 system supplemented with manual call points in accordance with the recommendations of IS 3218: 2009. The extension to the existing L1 system will be designed, installed and commissioned in accordance with IS3218: 2013

**Emergency Escape Lighting**  
Escape lighting to be provided in accordance with table 1.8 and section 1.4.8 (Lighting of Escape Routes) TGD-B: 2005. emergency escape lighting will be provided in the following areas, including external escape routes:-

**Nursing Home**  
Defined escape routes, wards, treatment rooms, communal rooms, bathrooms and toilet areas, kitchens, other habitable rooms over 30 m<sup>2</sup> in area.

**Ducts**  
All ducts penetrating compartment walls/ floors will have fire dampers installed.

Issue	Date	Comment

CLIENT:  
Alan & Pauline Smith

STATUS:  
Disability Access Certificate Application

Knapton Consulting Engineers  
Chartered Engineers, Architects, Project Managers

24 Upper George Street,  
Dun Laoghaire,  
Co. Dublin  
Tel: +353 1 230083  
Fax: +353 1 230085  
Mobile: 087 233847  
e-mail: knapton@knapton.ie  
Web: www.knapton.ie

JOB TITLE:  
Proposed extension at  
Shannagh Bay Nursing Home  
Strand Road  
Bray  
Co. Wicklow

SCALE:  1:100  1:50  1:20  1:10

DATE: Jan '18

PROJECT NO: 8521217

DWG NO: 504

DRAWING TITLE:  
PROPOSED WEST, EAST ELEVATIONS &  
SECTION A-A

Disability Access Certificate  
Ref DAC 530/1018

This drawing represents our intentions to provide adequately for persons with a disability

Company:  
Name:  
Position:  
Date: 11-01-18  
Signature:

*Comhairle Chontae Chill Mhantain-Seirbhís Doiteain*

**Wicklow County Council – Fire Service**

*Doiteain Ceannaras na Seirbhísi  
Bothar na Mona  
Bre  
Chill Mhantain  
Teil :01-2117600  
Facs: 01-2861535  
R-phostl: firehead@wicklowcoco.ie*



Fire Service Headquarters,  
Boghall Road,  
Bray,  
Co. Wicklow.  
Tel: 01 2117600  
Fax: 01 2861535  
E-Mail: firehead@wicklowcoco.ie

**REVISED FIRE SAFETY CERTIFICATE  
BUILDING CONTROL ACTS 1990 TO 2020**

Mr. Alan Smith on behalf of  
Shannagh Bay Nursing Home  
C/O Knapton Consulting Engineers Ltd.,  
76A Upper Georges Street,  
Dun Laoghaire,  
Dublin.

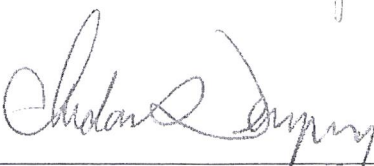
**Re: Application for a Revised Fire Safety Certificate, (Ref. No. BC 4426/2022) (BCMS Ref. No. 3005266) for design modifications to Shannagh Bay Nursing Homes, 2 - 3 Fitzwilliam Terrace, Strand Road, Bray, Co. Wicklow.**

Wicklow County Council hereby certify that the building or works to which the application relates, will if constructed in accordance with the plans, documents and information submitted, comply with the requirements of Part B of the Second Schedule to the Building Regulations, 1997, as amended. In considering the application, no assessment has been made as to whether the building or other works will comply with the other requirements of the Second Schedule to the Building Regulations 1997, as amended.

This certificate is granted subject to no condition.

Dated this 17<sup>th</sup> day of September 2022

Signed

  
AIDAN DEMPSEY  
CHIEF FIRE OFFICER  
WICKLOW COUNTY COUNCIL – FIRE SERVICE



**Knaption Fire Safety**  
Fire Safety Consultants - Project Managers

16 Upper Georges Street,  
Dun Laoghaire,  
Co. Dublin  
Tel: +353 1 2300083  
Fax: +353 1 2300085  
Mobile: 087 2303187  
www.knaption.ie

**Fire Safety Certificate Application.**  
Not For Construction.

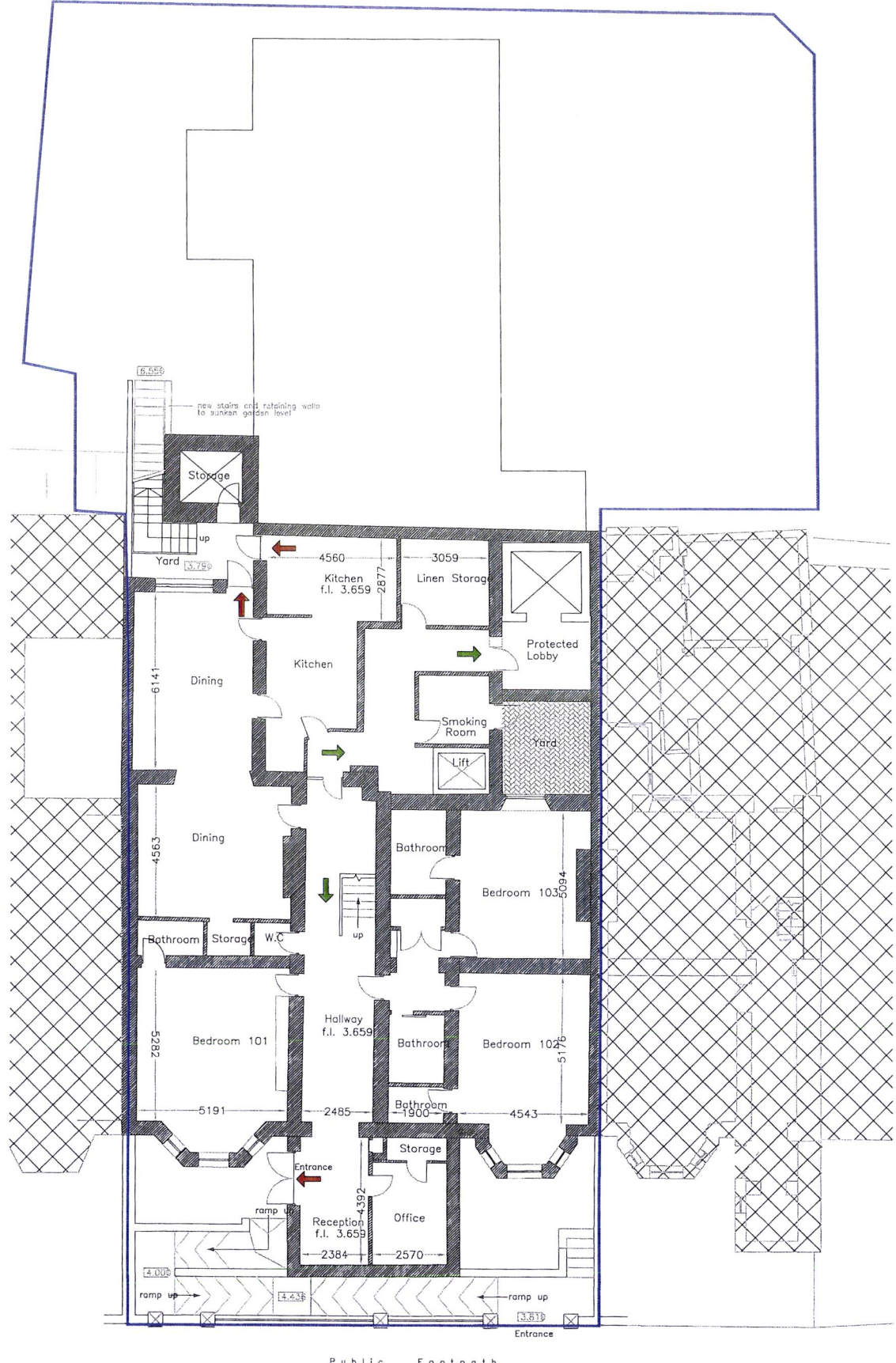
**FIRE SAFETY LEGEND:**

- FIRE BOUNDARY
- DESIGN MODIFICATIONS FROM PREVIOUSLY GRANTED FSC REF. NO. BC833218
- DESIGN MODIFICATIONS FROM PREVIOUSLY GRANTED FSC REF. NO. BC833218; WITH NO ASSOCIATED AREA
- REVISION A
- AREAS OF THE BUILDING OUTSIDE SCOPE OF THE SCOPE OF THIS APPLICATION
- AREAS OF ADJACENT BUILDING NOT SUBJECT TO THIS APPLICATION
- 30 Minute Fire Resistance Proposed
- 60 Minute Fire Resistance Proposed
- Signs conforming with S.I. No. 208 of 2007 "Safety, Health and Welfare at Work (General Application) Regulations 2007":
  - Maintained Burnmarked Exit Sign (F301, EX31)
  - Directional Maintained Burnmarked Exit Sign
- F.A.C.P. Fire Alarm Control Panel
- FD 30
- FD 305

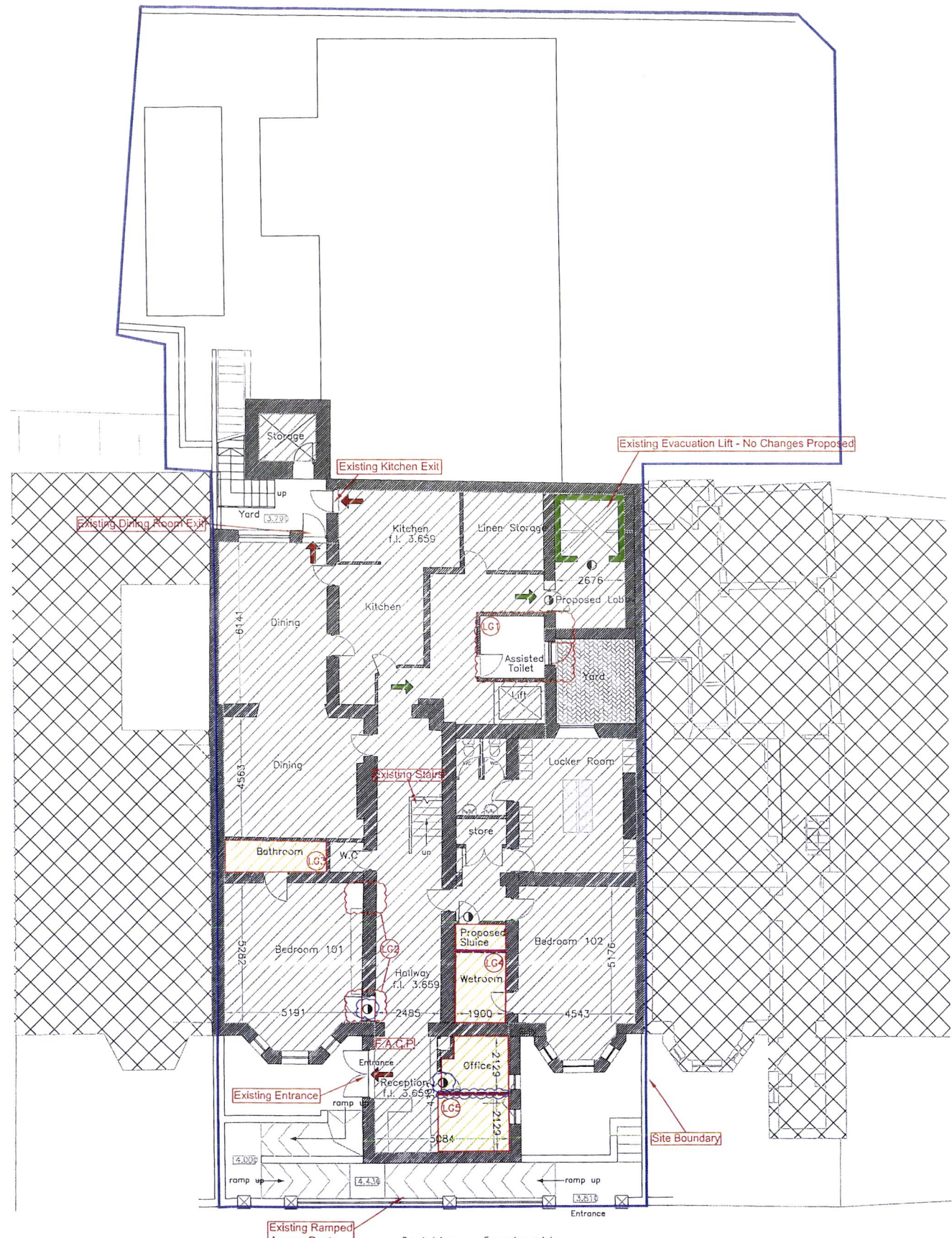
**NOTES:**

Cross refer to written submission accompanying Fire Safety Certificate application to comments on these items:

- Occupancy levels
- Escape lighting
- Fire detection and alarm system
- Electrical installation
- Liftings
- Cable barriers and fire stopping
- Unprotected areas in external walls
- Fire from neighbouring buildings
- Access and loading for the fire service



Previously Granted Lower Ground Floor Plan  
Layout (Information Only)  
Scale 1:100



Proposed Lower Ground Floor Plan  
Scale 1:100

- Material Alteration Schedule**
- LG1 Provision of 'Assisted Toilet' in lieu of granted 'smoking room'. Replacement of door to yard with window.
  - LG2 Re-positioning of door to bedroom 101.
  - LG3 Bathroom within bedroom 101; Enlarged to contain spaced previously used as a store. Relocation of door to this bathroom.
  - LG4 Areas previously used as bathrooms adjacent bedroom 102 will be used as a sluice and wet room. Change of extent of each room.
  - LG5 Change in size of both reception area and adjacent office. Removal of storage room.

**Fire Detection & Alarm System**  
Any modifications, extensions or alterations to the existing L1 fire detection and alarm system shall be in accordance with the recommendations of IS 3218: 2013+A1:2019. The FDAS will extend to the external laundry rooms and plant room at upper ground floor level.

**Emergency Escape Lighting**  
Any modifications, extensions or alterations to the existing Escape lighting to be provided in accordance with table 1.8 and section 1.4.8 (Lighting of Escape Routes) TGD-B: 2006. emergency escape lighting will be provided in the following areas, including external escape routes:-

**Nursing Home**  
Defined escape routes, wards, treatment rooms, communal rooms, bathrooms and toilet areas, kitchens, other habitable rooms over 30 m<sup>2</sup> in area.

**Ducts**  
All ducts penetrating compartment walls/ floors will have fire dampers installed.

Issue	Date	Comment
Rev. A1	03.09.2022	Revised Information

CLIENT:  
Alan & Pauline Smith

STATUS:  
REVISED FIRE SAFETY CERTIFICATE APPLICATION.

**Knaption Fire Safety**  
Fire Safety Consultants - Project Managers

16 Upper Georges Street,  
Dun Laoghaire,  
Co. Dublin  
Tel: +353 1 2300083  
Fax: +353 1 2300085  
Mobile: 087 2303187  
www.knaption.ie

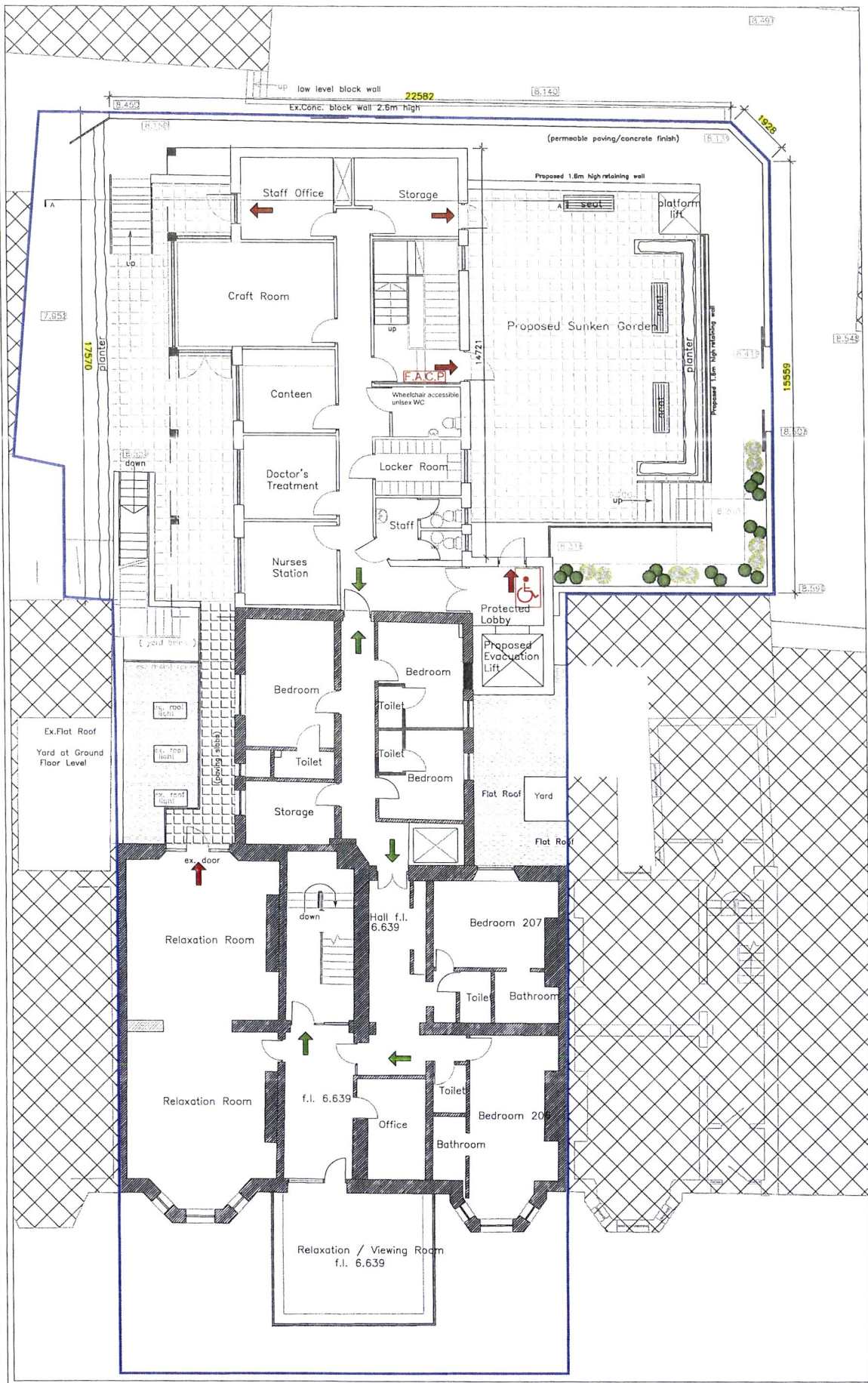
JOB TITLE:  
Design Modifications at Shennagh Bay Nursing Home  
Strand Road  
Bray  
Co. Wicklow

SCALE: 1:100 DATE: Jan '18

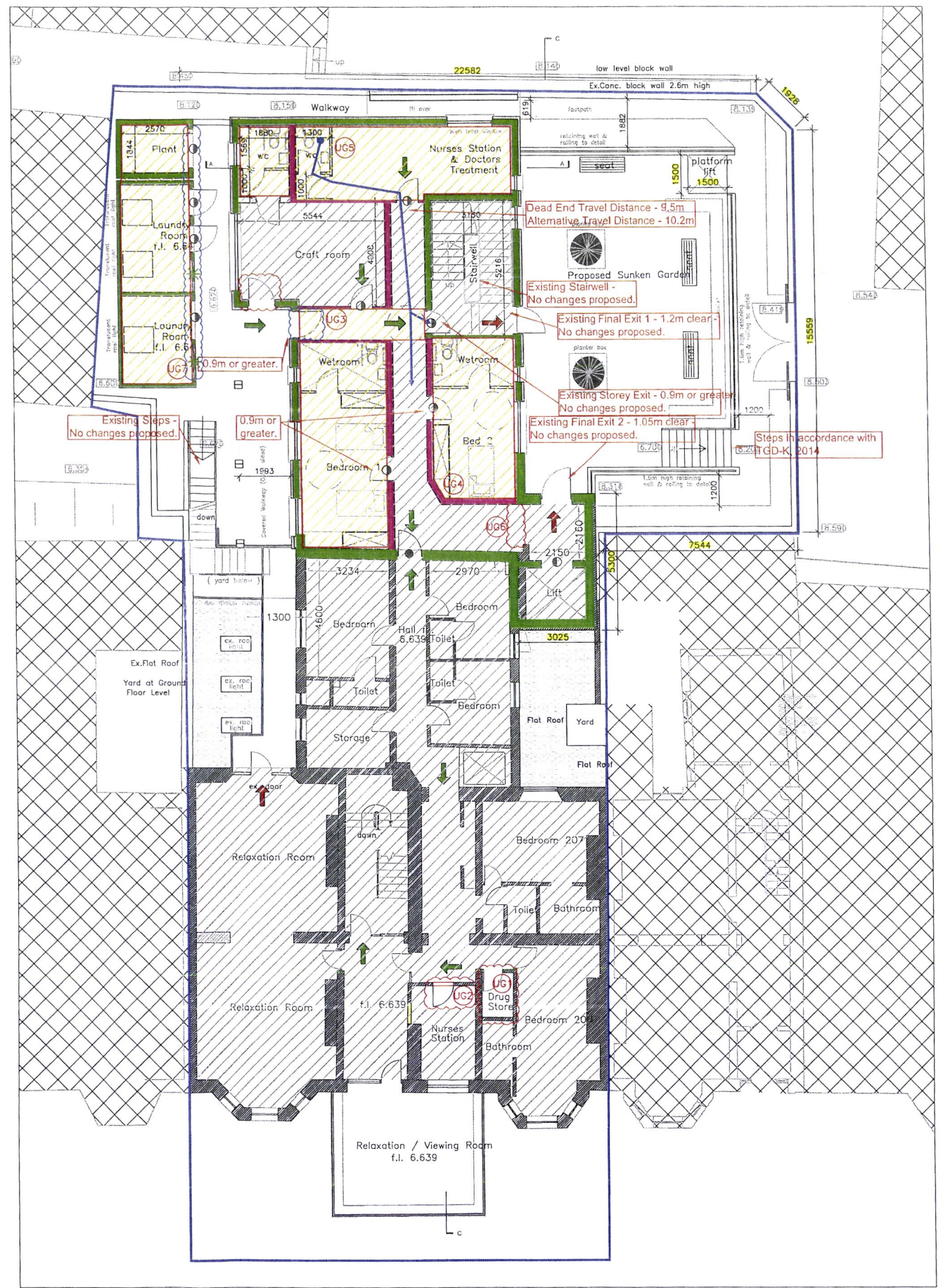
PROJECT NO: 8521217 DWG NO: 101

DRAWING TITLE:  
LOWER GROUND FLOOR PLAN (PREVIOUSLY GRANTED LAYOUT & PROPOSED LAYOUT)

*Revised FIRE SAFETY Certificate  
Ref. BC 4426/2022*



F-1  
102  
Previously Granted Upper Ground Floor Plan Layout (Information Only)  
Scale 1:100



F-2  
102  
Proposed Upper Ground Floor Plan / Site Layout Plan  
Scale 1:100

**Knapton Fire Safety**  
Fire Safety Consultants - Project Managers

76 Upper Georges Street  
Dun Laoghaire  
Co. Dublin  
Tel: +353 1 2800083  
Fax: +353 1 2300055  
Mobile: 087 2310817  
e-mail: kfire@knapton.ie  
Web: www.knapton.ie

**Fire Safety Certificate Application.**  
Not For Construction.

**FIRE SAFETY LEGEND.**

- FIRE BOUNDARY
- ESCAPE ROUTES (TO BE PROVIDED BY GRANTEE TO THE SATISFACTION OF THE AUTHORITY)
- AREAS OF THE BUILDING OUTSIDE SCOPE OF THE SCOPE OF THIS APPLICATION
- AREAS OF ADJACENT BUILDINGS NOT SUBJECT TO THIS APPLICATION
- 30 Minute Fire Resistance Proposed
- 60 Minute Fire Resistance Proposed
- 90 Minute Fire Resistance Proposed
- 120 Minute Fire Resistance Proposed
- Signage conforming with S.I. No. 209 of 2007 Safety, Health and Welfare at Work (General Application Regulations 2007)
- Marked Buried Exit Sign (FINAL EXIT)
- Electrical Marked Buried Exit Sign
- Fire Alarm Control Panel
- FD 30
- FD 305

**NOTES:**

Consulder to writer submission accompanying Fire Safety Certificate Application for complementary on site area:

- Occupancy levels
- Escape lighting
- Fire detection and alarm system
- Electrical installation
- Lifts
- Unprotected areas in common with
- Floor finish requirements
- Access and egress for the disabled

- Material Alteration Schedule**
- UG1 Previous toilet to be used as a drug store.
  - UG2 Re-positioning of door to nurses station.
  - UG3 Provision of protected escape route from the external areas (and hence lower ground floor) to a final exit. Reconfiguration including provision of bedroom and washroom in lieu of previously granted canteen, nurses station and doctor's treatment room.
  - UG4 Provision of bedroom and associated wetroom in lieu of staff wc, locker room and wheelchair accessible wc.
  - UG5 Provision of nurses station & doctor treatment room & wc accommodation in lieu of store room and staff office. Provision of wc to craft room.
  - UG6 Removal of unnecessary door.
  - UG7 Provision of plant room & 2 no. laundry rooms.

**Fire Detection & Alarm System**  
Any modifications, extensions or alterations to the existing L1 fire detection and alarm system shall be in accordance with the recommendations of IS 3218: 2013+A1:2019. The FDAS will extend to the external laundry rooms and plant room at upper ground floor level.

**Emergency Escape Lighting**  
Any modifications, extensions or alterations to the existing Escape lighting to be provided in accordance with table 1.8 and section 1.4.8 (Lighting of Escape Routes) TGD-B: 2006, emergency escape lighting will be provided in the following areas, including external escape routes:-

**Nursing Home**  
Defined escape routes, wards, treatment rooms, communal rooms, bathrooms and toilet areas, kitchens, other habitable rooms over 30 m<sup>2</sup> in area.

**Ducts**  
All ducts penetrating compartment walls/ floors will

Issue	Date	Comment
Rev. A	05.09.2022	Revised Information

**CLIENT:**  
Alan & Pauline Smith

**STATUS:**  
REVISED FIRE SAFETY CERTIFICATE APPLICATION.

**Knapton Fire Safety**  
Fire Safety Consultants - Project Managers

76 Upper Georges Street  
Dun Laoghaire  
Co. Dublin  
Tel: +353 1 2800083  
Fax: +353 1 2300055  
Mobile: 087 2310817  
e-mail: kfire@knapton.ie  
Web: www.knapton.ie

**JOB TITLE:**  
Design Modifications at Shamagh Bay Nursing Home Strand Road Bray Co. Wicklow

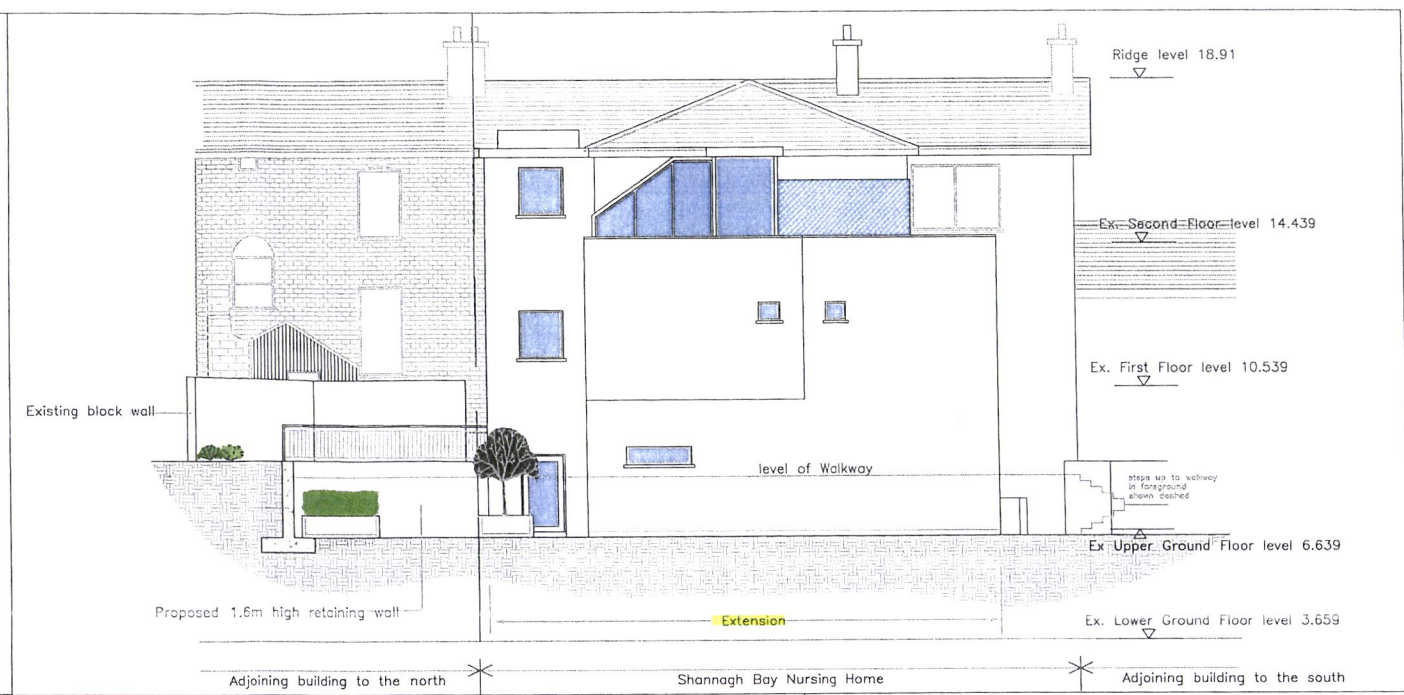
**SCALE:** 1:100 **DATE:** Jan '18

**PROJECT NO:** 8521217 **DWG NO:** 102

**DRAWING TITLE:**  
UPPER GROUND FLOOR PLAN (PREVIOUSLY GRANTED LAYOUT & PROPOSED LAYOUT) / SITE LAYOUT PLAN

*Revised Fire Safety Certificate Ref. BC 4426/2022*





**Knappan Fire Safety**  
Fire Safety Consultants - Project Managers

15 Upper Georges Street,  
Dun Laoghaire,  
Co. Dublin  
Tel: +353 1 2800963  
Fax: +353 1 2800955  
Mobile: 087 2335847  
e-mail: shane@knappan.ie  
Web: www.knappan.ie

**Fire Safety Certificate Application,  
Not For Construction.**

**FIRE SAFETY LEGEND.**

AREA OF THE BUILDING OUTSIDE SCOPE OF THE SCOPE OF THIS APPLICATION

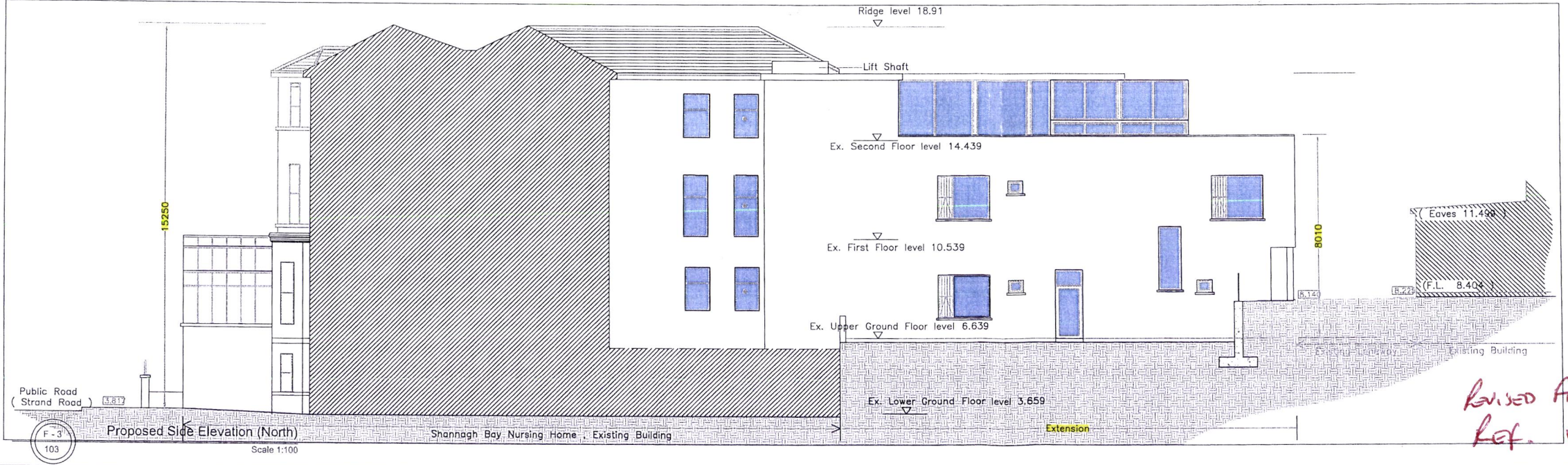
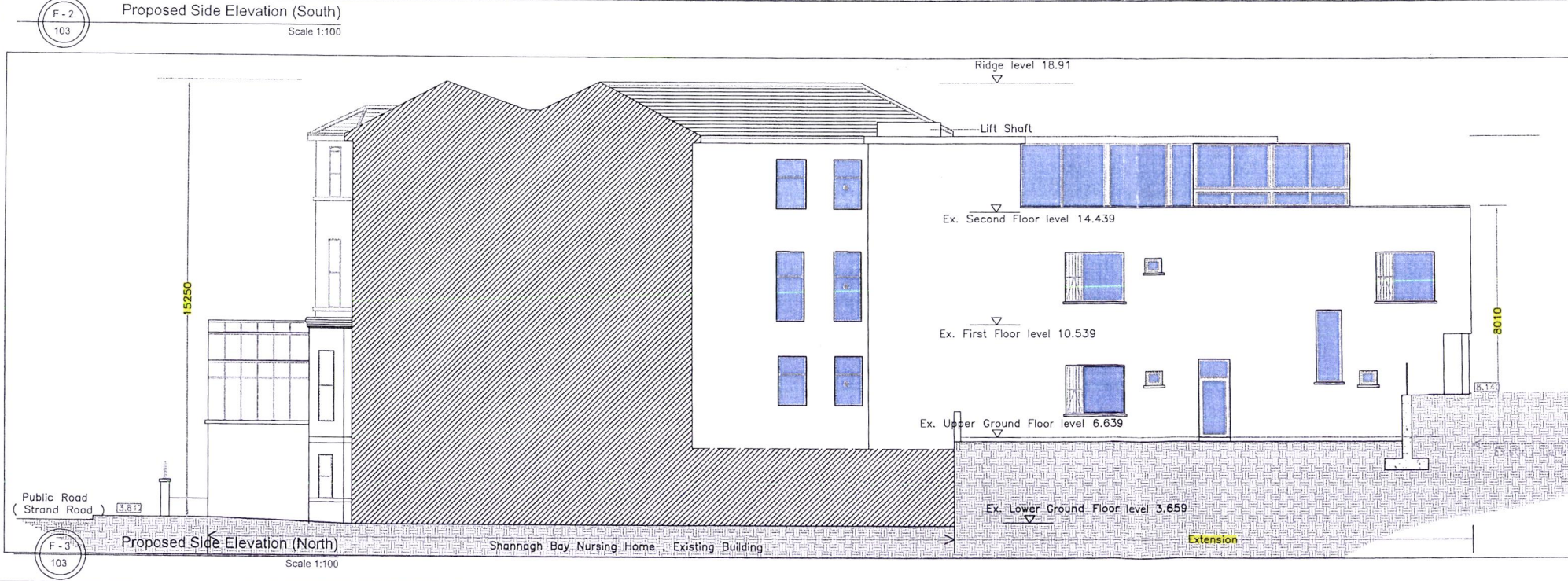
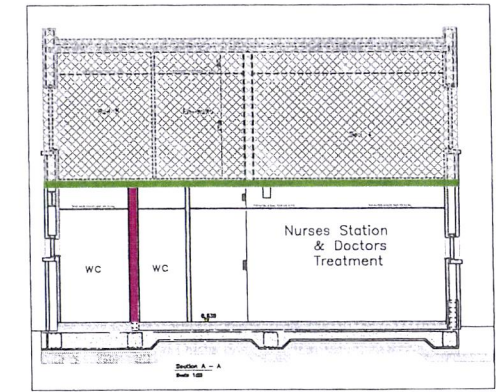
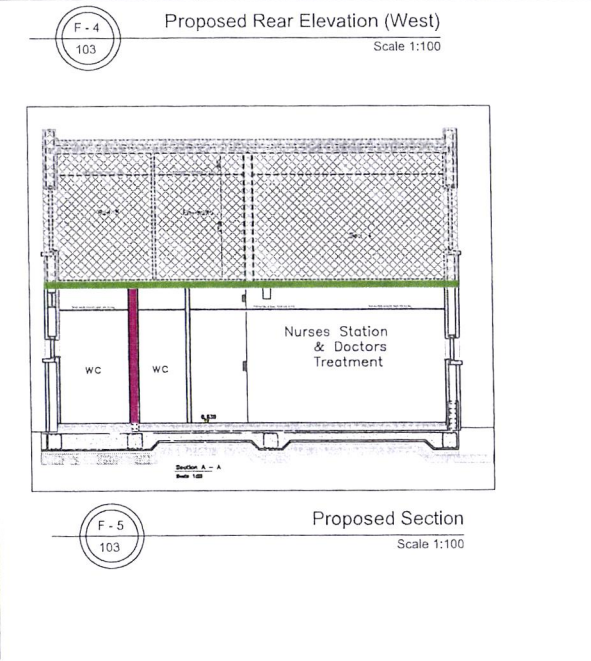
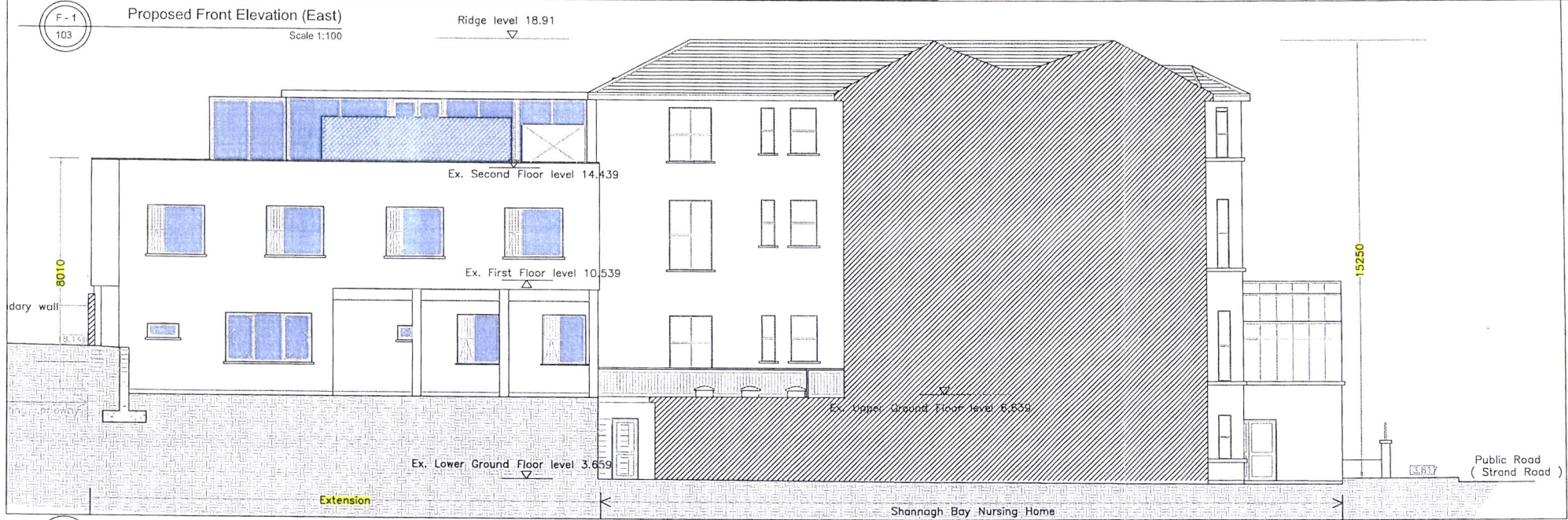
60 Minute Fire Resistance Proposed

30 Minute Fire Resistance Proposed

**NOTES:**

Cross refer to other submissions accompanying the Safety Certificate application for commentary on their site.

- Cladding walls
- Escape lighting
- Fire detection and alarm system
- Electrical installation
- Lifts
- Carry lockers and the trapping
- Unprotected areas to external walls
- Roof flash discharges
- Access and facilities for the fire service



**CLIENT:**  
Alan & Pauline Smith

**STATUS:**  
REVISED FIRE SAFETY CERTIFICATE APPLICATION

**Knappan Fire Safety**  
Fire Safety Consultants - Project Managers

15 Upper Georges Street,  
Dun Laoghaire,  
Co. Dublin  
Tel: +353 1 2800963  
Fax: +353 1 2800955  
Mobile: 087 2335847  
e-mail: shane@knappan.ie  
Web: www.knappan.ie

**JOB TITLE:**  
Design Modifications at  
Shannagh Bay Nursing Home  
Strand Road  
Bray  
Co. Wicklow

**SCALE:** 1:100 **DATE:** Jan '18

**PROJECT NO:** 8521217 **DWG NO:** 103

**DRAWING TITLE:**  
PROPOSED ELEVATIONS & SECTION

*Revised Fire Safety Certificate  
Ref. BC. 14/16/2018*

**Comhairle Chontae Chill Mhantain-Seirbhís Doiteain**  
**Wicklow County Council – Fire Service**

Doiteain Ceannaras na Seirbhísi  
Bothar na Mona  
Bre  
Chill Mhantain  
Teil :01-2117600  
Facs: 01-2861535  
R-phostl: firehead@wicklowcoco.ie



Fire Service HQ  
Boghall Rd  
Bray  
Co. Wicklow  
Tel: 01 2117600  
Fax: 01 2861535  
E-Mail: firehead@wicklowcoco.ie

**FIRE SAFETY CERTIFICATE**  
**BUILDING CONTROL ACTS 1990 and 2007**


ALAN SMITH,  
C/O KNAPTON CONSULTING ENGINEERS,  
76 UPPER GEORGE'S STREET,  
DUN LAOGHAIRE,  
CO. DUBLIN.

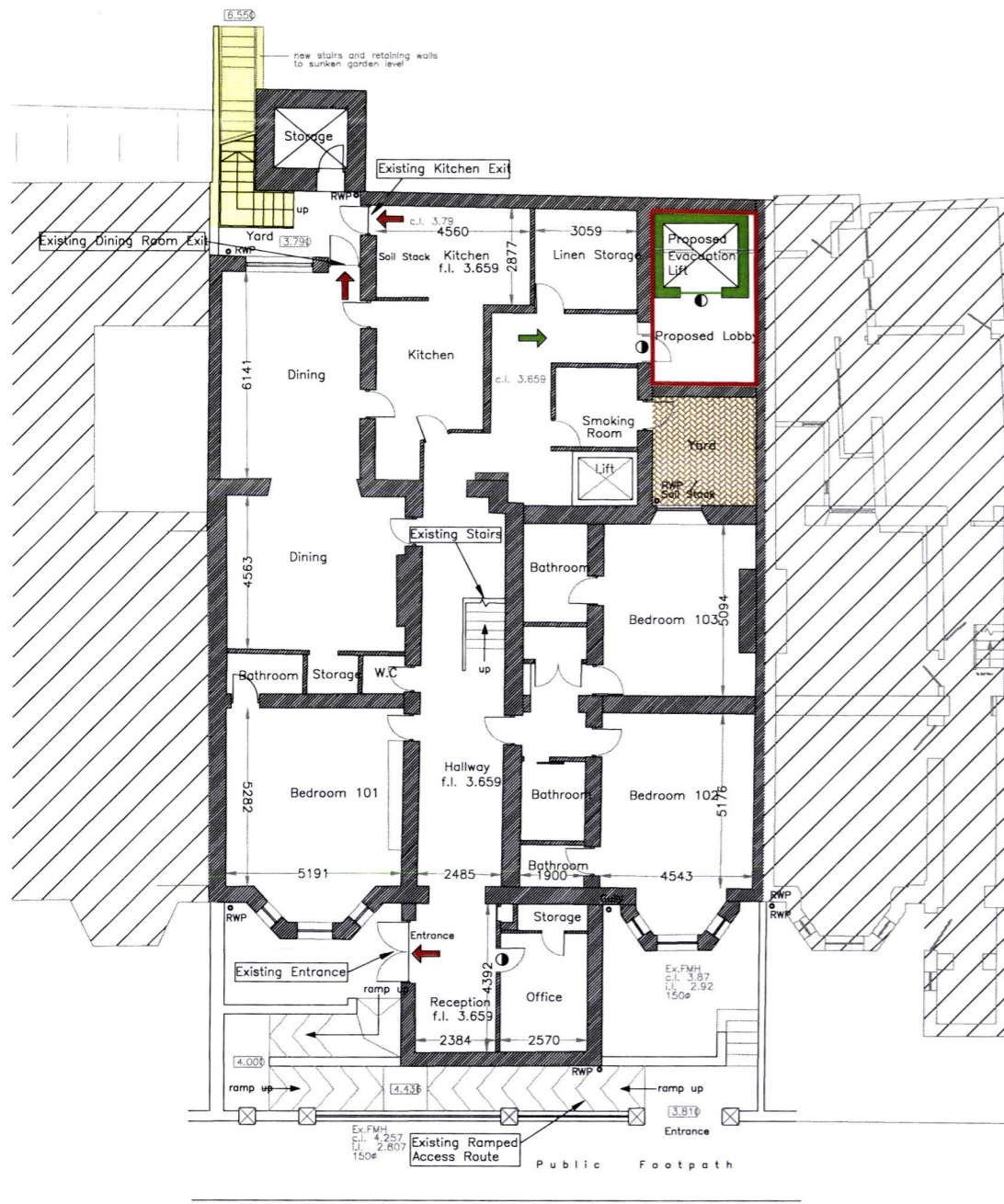
**Re: APPLICATION FOR A FIRE SAFETY CERTIFICATE, (Ref. No. BC 3930/2019) FOR THE INSTALLATION OF AN EVACUATION LIFT FROM THE LOWER GROUND FLOOR AND ASSOCIATED MATERIAL ALTERATIONS AT SHANNAGH BAY NURSING HOME, 2 - 3 FITZWILLIAM TERRACE, STRAND ROAD, BRAY, CO. WICKLOW.**

Wicklow County Council hereby certify that the building or works to which the application relates, will if constructed in accordance with the plans, documents and information submitted, comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended. In considering the application, no assessment has been made as to whether the building or other works will comply with the other requirements of the Second Schedule to the Building Regulations 1997, as amended.

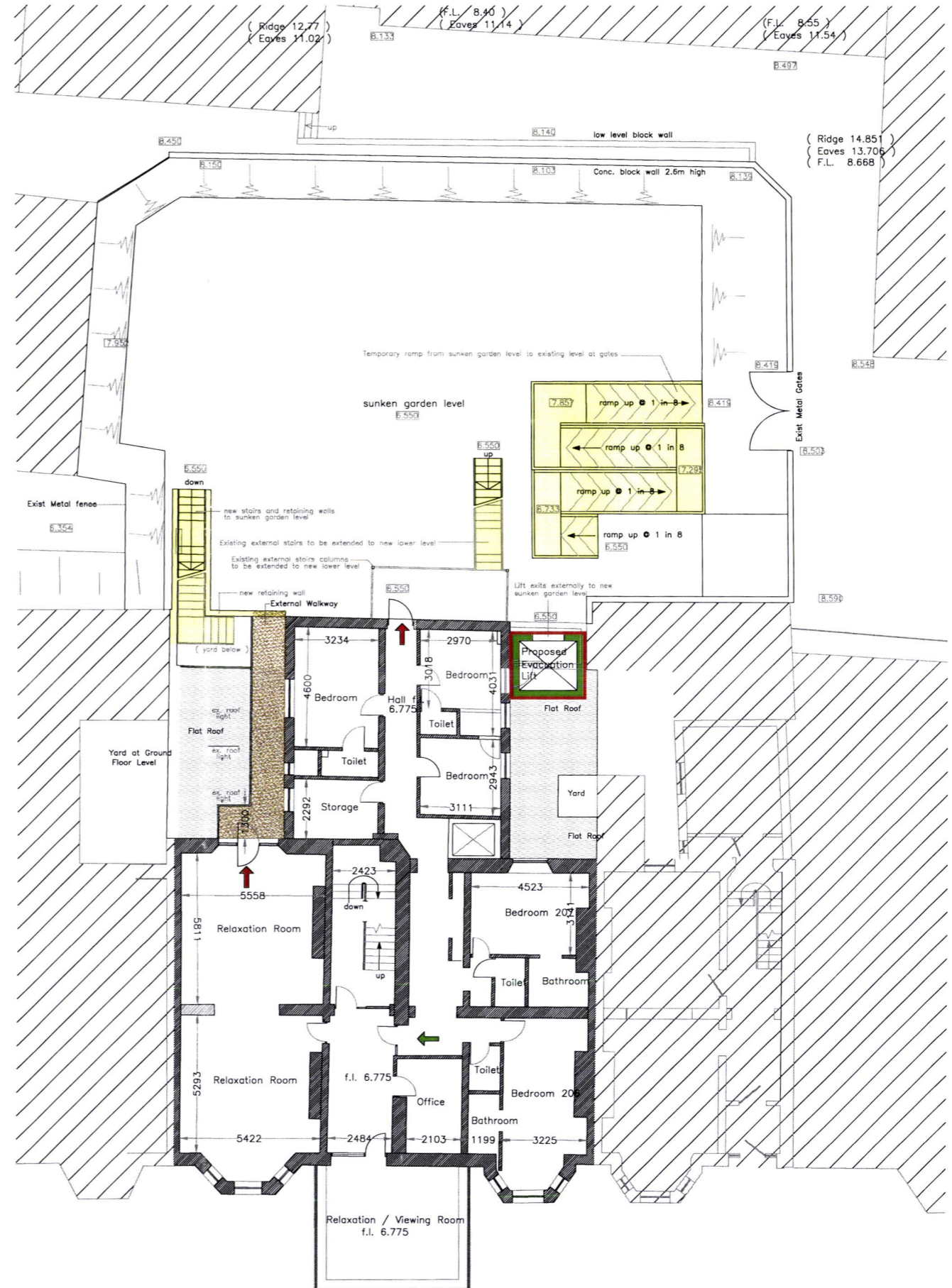
This certificate is granted subject to no conditions.

Dated this 17<sup>th</sup> day of April 2018

Signed   
**CHIEF FIRE OFFICER**  
**WICKLOW COUNTY COUNCIL FIRE SERVICE**



F-1 Proposed Lower Ground Floor Plan  
Scale 1:100



F-2 Proposed Upper Ground Floor Plan  
Scale 1:100

**Knappan Fire Safety**  
Fire Safety Consultants Project Managers  
78 Upper Georges Street,  
Dun Laoghaire,  
Co. Dublin  
Tel: +353 1 2800083  
Fax: +353 1 2800090  
Mobile: 087 2350847  
e-mail: knappan@knappan.ie  
Web: www.knappan.ie

Fire Safety Certificate Application  
Not For Construction

**FIRE SAFETY LEGEND**

AREA TO WHICH APPLICATION REFERS

- 30 Minute Fire Resistance Proposed
- 30 Minute Fire Resistance Proposed
- Signs conforming with S.I. No. 208 of 2007: Safety, Health and Welfare at Work (General Application) Regulations 2007
- Maintained Illuminated Exit Sign (FINAL EXIT)
- Directional Maintained Illuminated Exit Sign
- Smoke Detector to Comp. With BS 5818:2013
- Smoke Detector
- Heat Detector
- FACP Fire Alarm Control Panel
- Travel Distance to EXIT
- Travel Distance to COMPARTMENT
- Emergency Lighting to Comply With BS 5267:2013:1&2:2017
- Detector
- Break Glass Unit
- Break Glass Unit - Manual box release
- FD 30
- FD 308
- Fire Resisting Glazing
- FD 605
- Fire Hydrant

**NOTES**

- Check notes to written submission accompanying Fire Safety Certificate application for commentary on:
  - Occupancy levels
  - Escape lighting
  - Fire detection and alarm system
  - Electrical installation
  - LIFTS
  - Carry frames and fire wrapping
  - Unprotected areas in external walls
  - Roof beam integrations
  - Access and facilities for fire services

INDICATES PROPOSED EXTERNAL STAIRS & RAMPS

Issue	Date	Comment

CLIENT:  
Alan & Pauline Smith

STATUS:  
FIRE SAFETY CERTIFICATE APPLICATION

**Knappan Fire Safety**  
Fire Safety Consultants Project Managers  
78 Upper Georges Street,  
Dun Laoghaire,  
Co. Dublin  
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Fax: +353 1 2800090  
Mobile: 087 2350847  
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Web: www.knappan.ie

JOB TITLE:  
Proposed extension (stage 1) at  
Shannagh Bay Nursing Home  
Strand Road  
Bray  
Co. Wicklow

SCALE: 1:100 DATE: Jan '18

PROJECT NO: 8521217 DWG NO: 501

DRAWING TITLE:  
PROPOSED LOWER & UPPER GROUND FLOOR PLANS

*Fire Safety Certificate - Lift  
Ref BC 3930/2018*



**FIRE SAFETY LEGEND**

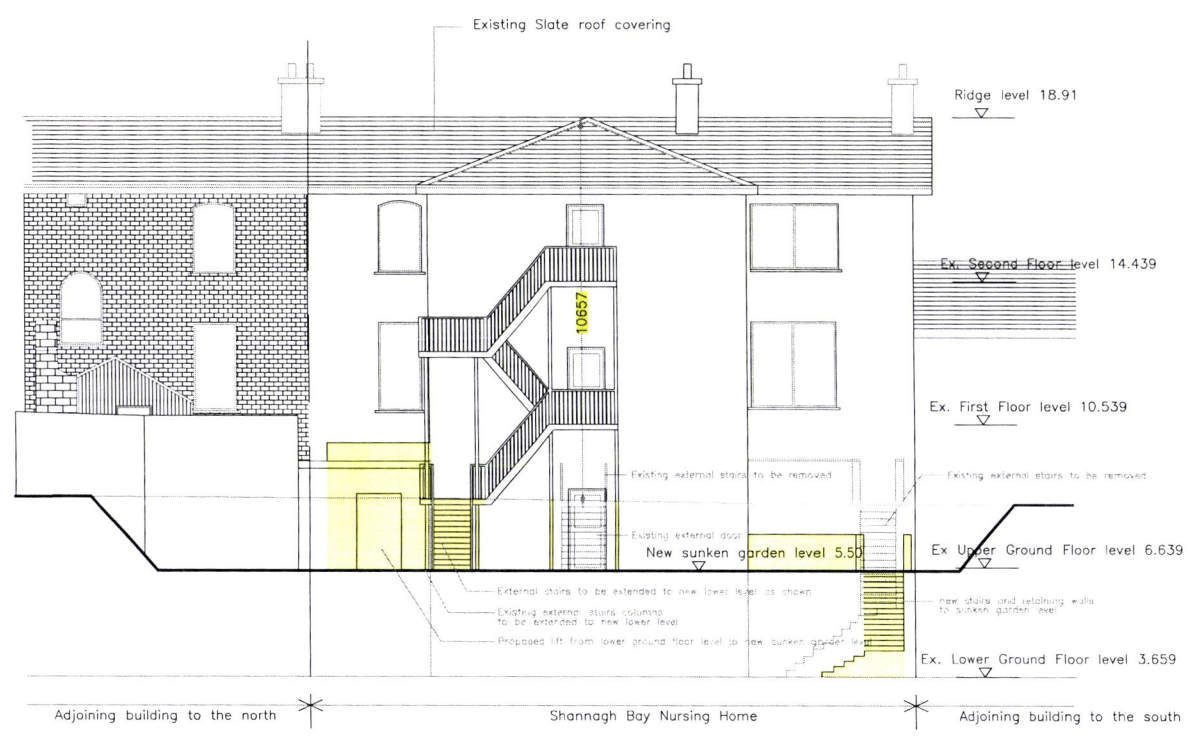
AREA TO WHICH APPLICATION REFERS

- 30 Minute Fire Resistance
- 60 Minute Fire Resistance
- Signs conforming with SI No. 299 of 2007: Safety, Health and Welfare at Work (General Application) Regulations 2007
- Maintained Illuminated Exit Sign (MIAI, E007)
- Directional Maintained Illuminated Exit Sign
- Smoke Detector to Comply With BS 5818:2013
- Smoke Detector
- Heat Detector
- Fire Alarm Control Panel
- Travel Distance
- Emergency Lighting to Comply With BS 5267:2010-A1:2017
- Sounder
- Break Glass Unit
- FD 30 Fire Alarm
- FD 30S Fire Alarm
- FD 635 Fire Alarm
- Fire Hydrant
- Fire Reading Lighting

**NOTES**

Cross refer to written submission accompanying Fire Safety Certificate application for commentary on other sites

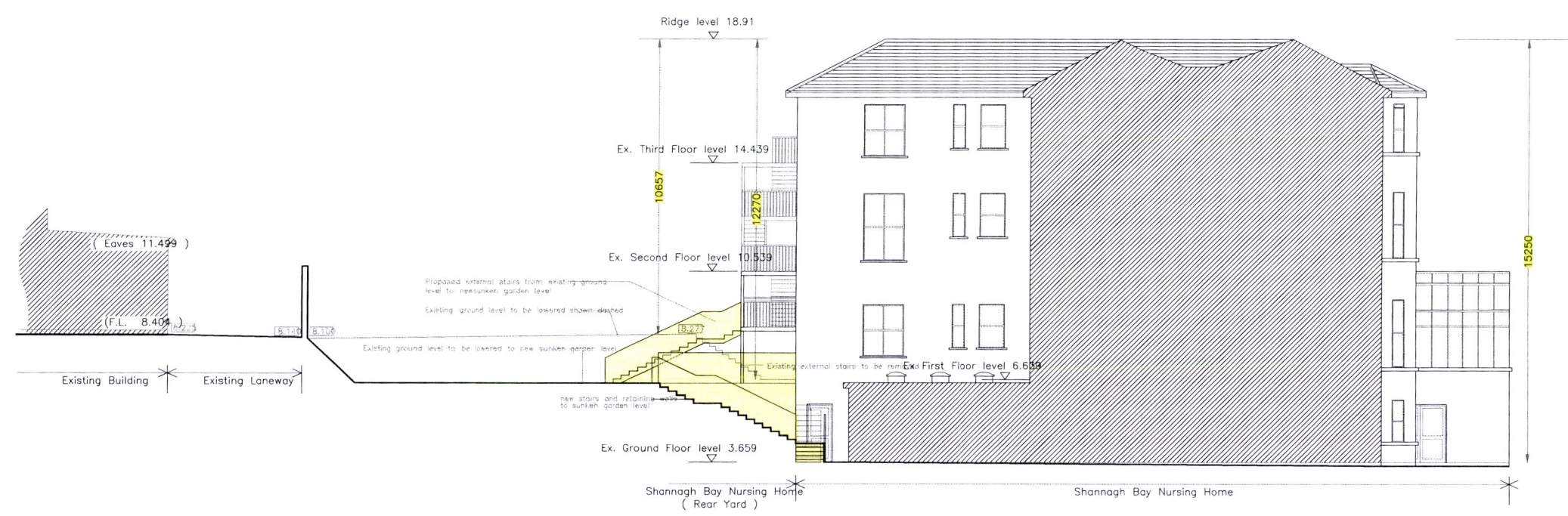
- Occupancy levels
- Emergency lighting
- Fire detection and alarm system
- Electrical installation
- Layout
- Carriage barriers and fire stopping
- Impediment areas in internal walls
- Roof flash integrations
- Access and routes for the fire service



**F - 1**  
 503  
**Proposed Rear Elevation (West)**  
 Scale 1:100



**F - 2**  
 503  
**Front Elevation (East)**  
 Scale 1:100



**F - 3**  
 503  
**Proposed Side Elevation (South)**  
 Scale 1:100

Issue	Date	Comment

CLIENT:  
 Alan & Pauline Smith

STATUS:  
 FIRE SAFETY CERTIFICATE APPLICATION

JOB TITLE:  
 Proposed extension (stage 1) at  
 Shannagh Bay Nursing Home  
 Strand Road  
 Bray  
 Co. Wicklow

SCALE: 1:100 DATE: Jan '18

PROJECT NO: 8521217 DWG NO: 503

DRAWING TITLE:  
 ELEVATIONS

*Fire Safety Certificate - Lift  
 Ref BC 3930/2018*