Comhairle Contae Chill Mhantáin
Wicklow County Council

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

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

David Burke,

Strand Road,
Bray,
Co. Wicklow.
A98 F1H3

10TH Of November 2026

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) -EX 124/2026

A Chara,

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

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

Is mise, le meas,

pp Joanne Byrne
ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Comhairle Contae Chill Mhantáin
Wicklow County Council

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Suíomh / Website: www wicklow ie

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

Applicant: David Burke

Location: Fontenoy Place, Strand Road, Bray, Co. Wicklow.

Reference Number: EX124/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/1348

A question has arisen as to whether *"the installation of a sliding gate at entrance to under croft parking" at* Fontenoy Place, Strand Road, Bray, Co. Wicklow is or is not exempted development.

Having regard to:

a) The details submitted with the Section 5 Declaration Application, and further details received on the 27th October 2026.
b) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended);
c) Schedule 2: Part 1: Class 9 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

i. The installation of a sliding gate involves operations of construction/alterations and is therefore works having regard to Section 2 of the Planning and Development Act 2000 (as amended). These works would come within the definition of development as set out in Section 3 (1)(a) of the Planning and Development Act 2000 (as amended).
ii. The sliding gate would come within the description set out under Schedule 2: Part 1: Class 9 of the Planning and Development Regulations 2001 (as amended) however does not meet the associated limitation as it exceeds 2 meters.

The Planning Authority considers that *"the installation of a sliding gate at entrance to under croft parking" at* Fontenoy Place, Strand Road, Bray, Co. Wicklow **is development and is NOT exempted development.**

Signed: Deirdre Byrne Date: 10/11/2026
pp ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/1348

Reference Number: EX 124/2026

Name of Applicant: David Burke

Nature of Application: Section 5 Referral as to whether *"the installation of a sliding gate at entrance to under croft parking"* is or is not development and is or is not exempted development.

Location of Subject Site: Fontenoy Place, Strand Road, Bray, Co. Wicklow

Report from: Laoise O'Connor, T/ASP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether *"the installation of a sliding gate at entrance to under croft parking " at* Fontenoy Place, Strand Road, Bray, Co. Wicklow Is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

a) The details submitted with the Section 5 Declaration Application, and further details received on the 27th October 2026.
b) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended);
c) Schedule 2: Part 1: Class 9 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

i. The installation of a sliding gate involves operations of construction/alterations and is therefore works having regard to Section 2 of the Planning and Development Act 2000 (as amended). These works would come within the definition of development as set out in Section 3 (1)(a) of the Planning and Development Act 2000 (as amended).
ii. The sliding gate would come within the description set out under Schedule 2: Part 1: Class 9 of the Planning and Development Regulations 2001 (as amended) however does not meet the associated limitation as it exceeds 2 meters.

Recommendation

The Planning Authority, as recommended by the above named, considers that *"the installation of a sliding gate at entrance to under croft parking" at* Fontenoy Place, Strand Road, Bray, Co. Wicklow is development and is NOT exempted development as recommended in the planning reports.

Signed: Deirdre Byrne Date: 10/11/2026

ORDER:

I HEREBY DECLARE:

THAT *"the installation of a sliding gate at entrance to under croft parking" at* Fontenoy Place, Strand Road, Bray Co. Wicklow is **development and is NOT exempted** development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: Helen Dempsey Date: 10/11/26

Director of Services
Planning, Economic & Rural Development

HD

20/2

WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT

Section 5 – Application for declaration of Exemption Certificate

REF:	EX124/2026
To:	Edel Bermingham S.P. / Patrice Ryan S.E.P.
From:	Laoise O Connor T/A.P.
Applicant:	David Burke
FI Received:	10/03/2026
Decision Due Date:	16/11/2026
Exemption Query:	Installation of sliding gate at entrance to undercroft parking

See previous report dated the 20/10/2026, a request for further details issued on foot of this report and a response was received on the 27/10/2026.

Further information was sought as follows:
Insufficient details of the proposed sliding gate to be installed have been provided. In order to fully assess the Section 5 query, you are requested to submit further details as follows:

1. Full details including the maximum height of this gate should be provided. Please address.

Response:
The applicant submits the following details regarding the proposed gate:

1. Its height will be 2.1 meters.
2. Its construction is a steel box frame galvanised, rectangular in shape sliding back inside the front wall of the car park. The front of this gate, this box frame is a PVC sheet painted black. There are no openings on this front.

Assessment:
The proposed sliding gate is non-compliant with Condition 1 of Class 9: Part 1: Schedule 2 of the Planning and Development Regulations 2001 (as amended), which states that '*The height of any such structure shall not exceed 2 metres*'. The proposed height of the gate measures 2.1 meters, therefore the proposed gate exceeds the limitation set out under this exemption.

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

- Installation of a sliding gate at entrance to undercroft parking at Fontenoy Place, Strand Road, Bray, Co. Wicklow

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

The Planning Authority considers that the installation of a 2.1-meter sliding gate at entrance to undercroft parking by way of wall mounted steel frame **is development and is not exempted development**.

Main Considerations with respect to Section 5 Declaration:

a) The details submitted with the Section 5 Declaration Application, and further details received on the 27th October 2026.
b) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended);
c) Schedule 2: Part 1: Class 9 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

i. The installation of a sliding gate involves operations of construction/alterations and is therefore works having regard to Section 2 of the Planning and Development Act 2000 (as amended). These works would come within the definition of development as set out in Section 3 (1)(a) of the Planning and Development Act 2000 (as amended).

ii. The sliding gate would come within the description set out under Schedule 2: Part 1: Class 9 of the Planning and Development Regulations 2001 (as amended) however does not meet the associated limitation as it exceeds 2 meters in height.

Laoise O'Connor

Laoise O Connor T/A.P
Date: 03/11/2026

SECTION 5 TO ISSUE IN ACCORDANCE WITH THE RECOMMENDATION ABOVE

04/11/2026.

Grant.

H.Donohy DOS
1d 11/26

Joanne Byrne

From: Joanne Byrne
Sent: Monday 2 November 2026 09:17
To: 'David Martin Burke'
Subject: RE: URGENT...Section 5 ...EX124/2026...further info reply to your email of 20th October

Good Morning David,

I confirm receipt on 27th October of your response to the request for Further Information issued on 20th October.
The information will be passed onto the planner for their review, a decision will issue in due course.
The due date of 1st November is based on there not being a request for further information.
The new decision due date is 16th November (3 weeks minus 1 day from receipt of further information response)

Kind Regards,

Joanne Byrne

Oifigeach Cúnta Foirne, Pleanáil, Forbairt Eacnamaíochta & Tuaithe

Assistant Staff Officer|Planning, Economic & Rural Development

TEL: 0404 20148 **EXT:** 2176

www.wicklow.ie

Comhairle Contae Chill Mhantáin
Wicklow County Council

From: David Martin Burke <
Sent: Tuesday 27 October 2026 14:28
To: Planning - Planning and Development Secretariat <plandev@wicklowcoco.ie>
Subject: URGENT...Section 5 ...EX124/2026...further info reply to your email of 20th October

External Sender - From: (David Martin Burke Learn More

This message came from outside your organisation.

CAUTION This email originated from outside Wicklow County Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I note from various out of office replies that my email of this morning may get lost or delayed in being processed.

The issue is actually very urgent due to an influx of homeless unfortunates into our private residential parking area.

Ioanne Byrne

From: David Burke <
Sent: Tuesday 27 October 2026 10:38
To: Planning - Planning and Development Secretariat
Subject: Fwd: Section 5 ...EX124/2026...further info reply to your email of 20th October

External Sender - From: (David Burke <
This message came from outside your organisation.
Learn More

CAUTION This email originated from outside Wicklow County Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To the Director of Services, Planning, Economic and Rural Development.

I would be very much obliged if you could give a quick reply to this Section 5 as the situation of several homeless people, some on drugs, has developed and a number of these unfortunate people are now sleeping rough in this private residential car park space. A number of residents are single female and they feel very intimidated using their private car spaces.
Thank you for your understanding.
Kind regards
David Burke, OMC Director, Fontenoy Place, Strand Road, Bray

> **From:** David Burke <
> **Date:** 27 October 2026 at 10:31:43 GMT
> **To:** plandev@wicklowcoco.ie
> **Subject: Section 5 ...EX124/2026...further info reply to your email of 20th October**
>
> Attention.... Danue BYRNE...A/Staff Officer, Planning Development and Environmental.
>
> Further to your email of 20th October 2026, I can confirm the following details regarding the proposed gate.
>
> 1. Its height will be 2.1 meters.
>
> 2. Its construction is a steel box frame galvanized, rectangular in shape sliding back inside the front wall of the car park (see photo of entrance attached). The front of the gate..this box frame... is a PVC sheet painted black. There are no openings in this front.


MAXIMUM HEIGHT 2.1m (6' 10")


STOP

Comhairle Contae Chill Mhantáin
Wicklow County Council

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

Áras An Chontae / County Buildings
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Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

David Burke,

Strand Road,
Bray,
Co. Wicklow.
A98 F1H3

20TH October 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning & development Acts 2000 (as amended) – EX124/2026 – for

A Chara,

With respect to the query under Section 5 of the Planning and Development Act 2000(as amended), as to whether or not the "installation of sliding gate to undercroft parking" at Fontenoy Place, Strand Road, Bray, Co. Wicklow is or is not development and is or is not exempted development within the meaning of the Planning and Development Acts, 2000(as amended):

Insufficient details of the proposed sliding gate to be installed have been provided. In order to fully assess the Section 5 query, you are requested to submit further details as follows:

1. Full details including the maximum height of this gate should be provided. Please address.

Mise, le meas

Joanne Byrne

A/STAFF OFFICER
PLANNING DEVELOPMENT AND ENVIRONMENT

WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT

Section 5 – Application for declaration of Exemption Certificate

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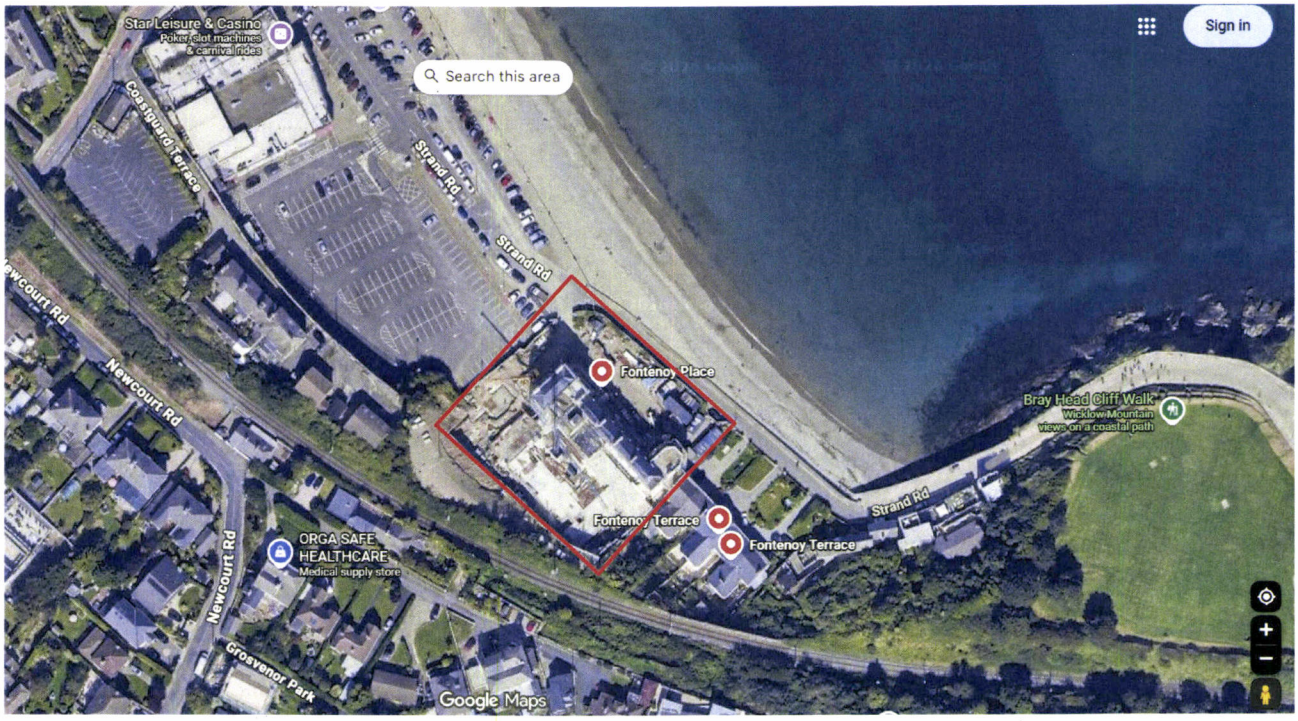
To:	Edel Bermingham S.P/ Patrice Ryan S.E.P
From:	Laoise O Connor T/A.P
REF:	EX124/2026
Applicant:	David Burke
Exemption Query:	Install sliding gate to undercroft parking
Address:	Fontenoy Place, Strand Road, Bray, Co. Wicklow

Site Location:

The subject site is located at the end of Bray seafront adjacent to Bray Head. The building on site formerly known as Bray Head Hotel is listed on Wicklow's Record of Protected Structures (RPS Ref B99). The building has undergone renovations and now functions as a housing complex.

Site Location:





Planning History:

REF:	05/630170
Applicant:	Crofton Bray Head Hotel Ltd
Development:	permission for the part demolition of the existing Bray Head Hotel and for the construction of a hotel with 1B no. bedrooms including a restaurant/bar (area 246.5 sq.m) at ground floor level and for 41 no. apartments, in a new block at rear arranged over 4 floors, both blocks linked by a covered ground level carpark (no. 37 spaces, bicycle and refuse stores) with landscaped roof courtyard over, a surface carpark to front (no. 26 spaces)
Decision:	Grant

REF:	11/630024
Applicant:	Crofton Bray Head Hotel
Development:	Extension of duration of permission 05/170
Decision:	Grant

REF:	18/936
Applicant:	IDV Developments Ltd
Development:	Permission granted for partial demolition, refurbishment & reconfiguration of former Bray Head Hotel (incl refurbishment &alterations to front faqade & removal of signage lettering The Bray Head). The proposed residential dev will also comprise change of use & reconfiguration of existing upper floors of structure to provide for res apartments with refurbished balconies / terraces to front elevation, construction of new 5 storey over podium (6 storeys in total) residential block. The total no. of proposed res units will be 44 units
Decision:	Grant

REF:	22/475
Applicant:	Button Real Estate Works Limited
Development:	amendments to previously approved (Planning Ref 18/936) at this site known as the former Bray Head Hotel (a protected structure Rps Ref 899)
Decision:	Grant

REF:	22/1410
Applicant:	Button Real Estate Works Limited
Development:	amendments to previously approved Planning Ref. 18/936 & 22/475 including revised design of front boundary wall profile, amendments to the front façade existing balcony design, revision of the approved mansard roof to South elevation, minor elevational changes to external wall finishes, fenestration, and localized balcony changes, reconfiguration of apartments A014, A029, A034, A046, addition of a wrap around metal clad canopy to North & East elevations, revised roof design and associated works.
Decision:	Grant

Relevant legislation:

Planning and Development Act 2000 (as amended)

Section 2:
"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—
(*a*) where the context so admits, includes the land on, in or under which the structure is situated, and
(*b*) in relation to a protected structure or proposed protected structure, includes—
(i) the interior of the structure,
(ii) the land lying within the curtilage of the structure,
(iii) any other structures lying within that curtilage and their interiors, and
(iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in *subparagraph (i)* or *(iii)*;

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

Section 3:
3.—
(1) In this Act, except where the context otherwise requires, "development"
means—
(a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or
(b) development within the meaning of Part XXI (inserted by section 171 of the Maritime Area Planning Act 2021).

Section 4 (1)(a) to (i) specifies various categories of development, which shall be exempted for the purposes of the Act;

In particular, section 4 (1) (h) is:
development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

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

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

(4A) Notwithstanding subsection (4), the Minister may make regulations prescribing development or any class of development that is—
(a) authorised, or required to be authorised by or under any statute (other than this Act) whether by means of a licence, consent, approval or otherwise, and
(b) as respects which an environmental impact assessment or an appropriate assessment is required, to be exempted development.

Planning & Development Regulations 2001 (as amended)

Article 6 (1) Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

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

(a) If the carrying out of such development would–
(i) Contravene a condition attached to a permission under Act or be inconsistent with any use specified in permission under the Act,
(iii) Endanger public safety by reason of traffic hazard or obstruction of road users,
(viii) Consist of or compromise the extension, alteration, repair or renewal of an unauthorized structure or a structure the use of which is an unauthorized use

Schedule 2: Part 1

Sundry Works
CLASS 9
The construction, erection, renewal or replacement, other than within or bounding the curtilage of a house, of any gate or gateway.

Conditions/ Limitations
The height of any such structure shall not exceed 2 metres.

Relevant Planning: Wicklow County Development Plan 2022-2028

Zoning objective:	SF: Bray Seafront under the Bray Municipal District Local Area Plan 2018
Description:	To protect and enhance the character of the seafront area and to provide for mixed use development including appropriate tourism, retail, leisure, civic and residential uses. The Seafront area shall be promoted as the primary tourist, recreational and leisure centre of Bray.

7.1 Bray Seafront and Esplanade
In the SF zoned 'Seafront' area, a proposed development will only be permitted where it does not negatively impinge on: (1) the amenity and character of the area; (2) its natural and built heritage; (3) protected views and prospects; and (4) protected structures.

Protected structures:
Bray Head Hotel - structure and balustrade are protected

Declaration details submitted:

The proposal is for the installation of a sliding gate at the entrance to the undercroft parking on the front elevation of the building. No details/elevations of the proposed gate or proposed finishes of same have been submitted.

Assessment

As identified above the query to be addressed is whether or not

1. Installation of a sliding gate at the entrance to the undercroft parking constitutes exempted development within the meaning of the Planning and Development Act 2000 (as amended).

(a) 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 2000. In this regard, Section 3 of the Planning and Development Act provides that: "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 2 of the Act defines works as "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

I am satisfied that the proposal involves acts of alterations/construction and therefore **does** constitute development.

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

Class 9: Part 1: Schedule 2 is the relevant exemption with respect to the provision of gates. This exemption is for: The construction, erection, renewal or replacement, other than within or bounding the curtilage of a house, of any gate or gateway.

A sliding gate would come within the description set out above. This exemption is subject to a limitation and it is assessed below.

The height of any such structure shall not exceed 2 metres.	The dimensions of the proposed sliding gate have not been provided, therefore it cannot be determined whether or not this condition is met.

Based on the documents submitted, **it cannot be determined if the proposed sliding gate constitutes exempted development.**

Article 9 of the Planning and Development Regulations 2001 (as amended)
It is not considered that the provisions of Article 9 are relevant in this case.

Recommendation: **Further Information**

Insufficient details of the proposed sliding gate to be installed have been provided. In order to fully assess the section 5 query, you are requested to submit further details as follows:

1. Full details including the maximum height of this gate should be provided. Please address.

Laoise O'Connor

Laoise O Connor T/AP
Date: 20/10/2026

Agreed.
20/10/2026.

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Laoise O'Connor
Graduate planner

FROM: Joanne Byrne
A/ Staff Officer

RE:- EX124/2026 - Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (as amended)

I enclose herewith for your attention application for Section 5 Declaration received 05/10/2026.

The due date on this declaration is the **01/11/2026.**

Joanne Byrne

A/Staff Officer
Planning, Development & Environment

Comhairle Contae Chill Mhantáin
Wicklow County Council

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

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Faics / Fax (0404) 69462
Rphost / Email plandev@wicklowcoco ie
Suíomh / Website www wicklow ie

David Burke,

Strand Road,
Bray,
Co. Wicklow.
A98 F1H3

6th October 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended) – EX124/2026

A Chara

I wish to acknowledge receipt on 05/10/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 01/11/2026.

Mise, le meas

Joanne Byrne

Joanne Byrne
A/ Staff Officer
Planning, Economic & Rural Development

Wicklow County Council
County Buildings
Wicklow
0404-20100

05/10/2026 12 17 13

Receipt No L 1/315319/370515
***** REPRINT *****

DAVID BURKE

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

Total	80 00 EUR

Tendered	
Credit Card	80 00
SECTION 5	

Change	0 00

Issued By Lea Anne Daniels
From Customer Service Hub
Vat reg No 0015233H

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

Office Use Only

Date Received _____

Fee Received _____

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 OMC of applicant: DAVID BURKE DIRECTOR

Address of applicant: FONTENOY PLACE, STRAND ROAD, BRAY, CO WICKLOW. A98 F1 H3

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

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable)

Address of Agent

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

WICKLOW COUNTY COUNCIL
05 OCT 2026
PLANNING DEPT.

3. Declaration Details

i Location of Development subject of Declaration

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

OMC FONTENOY PLACE

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, an payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question You should therefore set out the query for which you seek the Section 5 Declaration

To install a sliding gate at the entrance to the underc arpark see email and planning references below in section vii

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

SECTION 5

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

PHOTO of SLIDING GATE LOCATION
See email to PLANNING – ENFORCEMENT ADMIN Vincent Gallagher 3rd Sept. 2026

vii List of Plans, Drawings submitted with this Declaration Application

see Planning Permission reference No PRR18/936 Fontenoy Place, Strand Road, Bray Co Wicklow

viii Fee of € 80 Attached ?

YES

Signed : Dated : 4th October 2026

Daniel Burke Director of OMC

Additional Notes :

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

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

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

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as

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

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

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

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

ADDITIONAL CONTACT INFORMATION
NOT TO BE MADE AVAILABLE WITH APPLICATION

-

-

Please note:

-

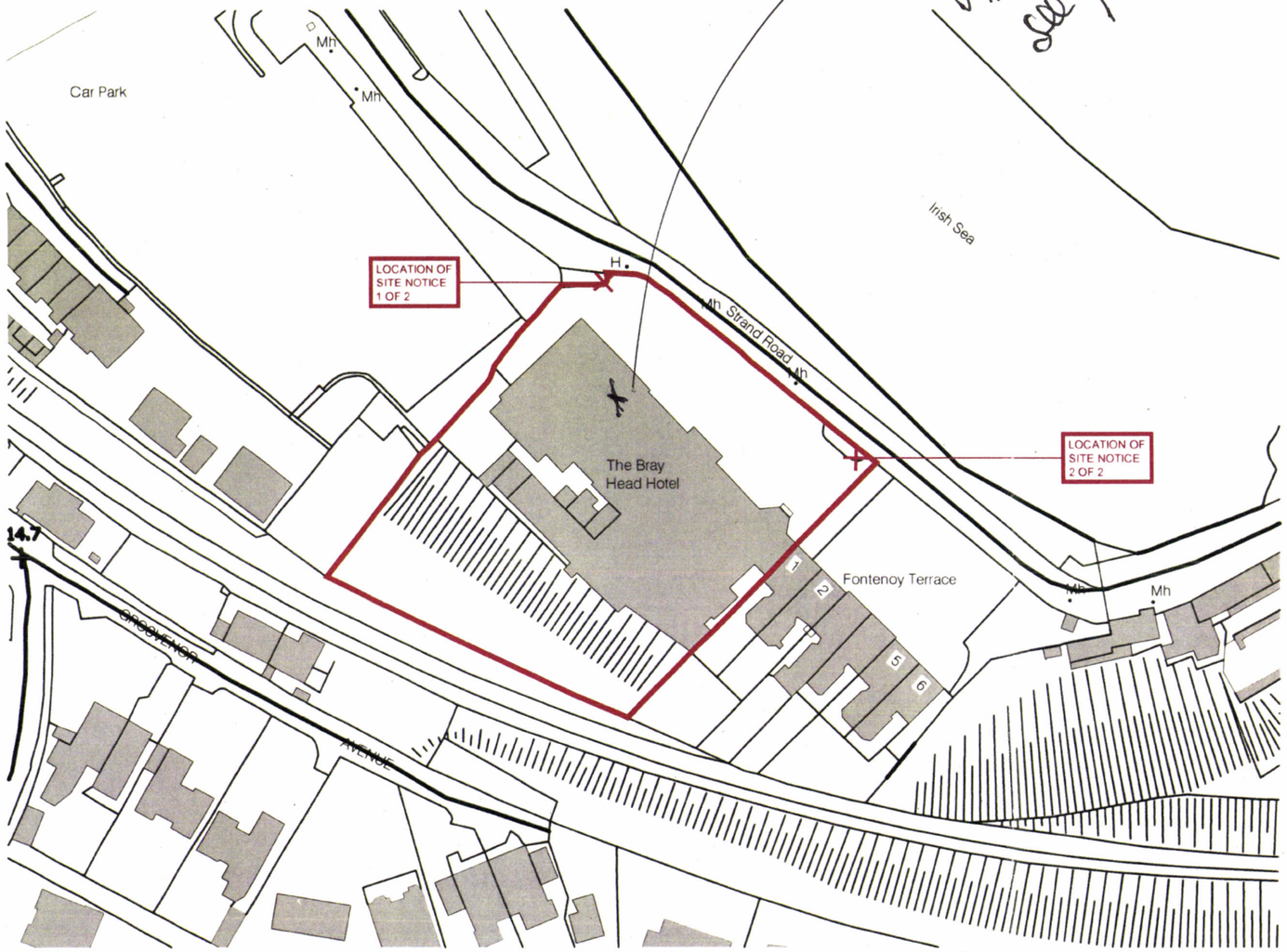
- **This page will not be published as part of the planning file.**

-

Applicant:

1

approx position of gate on underpass see plots



OS Map - Site Location Plan
1:1000 @ A3

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Output Format
DWG_FULL

Output File
V_00_25320820_00000001.DWG

Map Series
1:1000

3568.20
REVISION DATE = 04-Apr-2017
SURVEY DATE = 31-Dec-1977
LEVELLED DATE = 31-Dec-1977

Clip Extent
LLX,LLY = 727313,717822
LRX,LRY = 727546,717822
ULX,ULY = 727313,717994
URX,URY = 727546,717994

Projection
ITM

ITM Centre Point Co-ordinate
X,Y = 727430,717908

Extraction Date
21-Feb-2018

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Revisions	Date
Drawing No. 17033 P 1000	
Description: OS MAP	
Scale: 1:1000 @ A3	Drawn: K.V.D.S
Date: 13.08.2018	Checked: K.V.D.S

Project
The former
Bray Head Hotel
Strand Road, Bray

Client
IDV Developments
12 Merrion Square
Dublin 2

Issue
PLANNING PERMISSION

Rev
*

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MAXIMUM HEIGHT 2.1m (6' 10")