



# Comhairle Contae Chill Mhantáin Wicklow County Council

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

Áras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
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Rphost / Email [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

James A. Keaney Associates  
49 Upper Mount Street  
Dublin 2  
D02 FR83

15<sup>th</sup> Of December 2025

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts  
2000 (As Amended) -EX138/2025**

A Chara,

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

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

Is mise, le meas,

  
**ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT.**



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/1377

Reference Number: EX 138/2025

Name of Applicant: Powertique Limited

Nature of Application: Section 5 Referral as to whether *"wrapping the external fabric of the existing Hotel with an insulated Render System together with roof insulation and ancillary works"* is or is not development and is or is not exempted development.

Location of Subject Site: The Royal Hotel Bray, Main Street, Bray, Co. Wicklow

Report from: Lyndsey Blackmore, EP, Patrice Ryan, SEP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether *"wrapping the external fabric of the existing Hotel with an insulated Render System together with roof insulation and ancillary works"* at The Royal Hotel Bray, Main Street, 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
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).

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

- (a) The wrapping of the external fabric of the building with a Insulated Render system would be within the operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (b) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- (c) The wrapping of the external fabric of the building with an Insulated Render system is not considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would 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 having regard to the existing variation in finishes of the overall development which includes red brick on a substantial section of the building.
- (d) The installation of roof insulation would be within the operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (e) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).

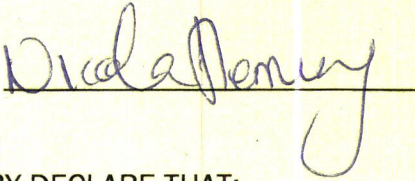


- (f) The installation roof insulation is considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

#### Recommendation

The Planning Authority considers that:

- i. "The wrapping the external fabric of the existing Hotel with an insulated Render System" at The Royal Hotel Bray, Main Street, Bray, Co. Wicklow is development and is NOT exempted development as recommended in the planning reports.
- ii. "The Roof insulation" at The Royal Hotel Bray, Main Street, Bray, Co. Wicklow is development and IS exempted development as recommended in the planning reports.

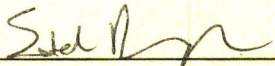
Signed: 

Date: 15/12/2025

ORDER:

I HEREBY DECLARE THAT:

- i. "The wrapping the external fabric of the existing Hotel with an insulated Render System" at The Royal Hotel Bray, Main Street, Bray, Co. Wicklow is development and is NOT exempted development as recommended in the planning reports.
- ii. "The Roof insulation" at The Royal Hotel Bray, Main Street, Bray, Co. Wicklow is development and IS exempted development as recommended in the planning reports.

Signed: 

Date: 15/12/2025

T/Senior Planner

Planning, Economic & Rural Development



# Comhairle Contae Chill Mhantáin Wicklow County Council

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

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

**Applicant:** Powertique Limited

**Location:** The Royal Hotel Bray, Main Street, Bray, Co. Wicklow

**Reference Number:** EX 138/2025

**CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/1377**

A question has arisen as to whether “wrapping the external fabric of the existing Hotel with an insulated Render System together with roof insulation and ancillary works” at The Royal Hotel Bray, Main Street, Bray, Co. Wicklow is or is not exempted development.

#### Having regard to:

- a) The details submitted with the Section 5 Declaration application
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).

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

- (a) The wrapping of the external fabric of the building with a Insulated Render system would be within the operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (b) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- (c) The wrapping of the external fabric of the building with an Insulated Render system is not considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would 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 having regard to the existing variation in finishes of the overall development which includes red brick on a substantial section of the building.
- (d) The installation of roof insulation would be within the operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (e) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- (f) The installation roof insulation is considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would 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.

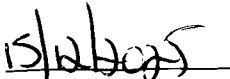
#### The Planning Authority considers that:

- i. “The wrapping the external fabric of the existing Hotel with an insulated Render System” at The Royal Hotel Bray, Main Street, Bray, Co. Wicklow is development and is NOT exempted development.
- ii. “The Roof insulation” at The Royal Hotel Bray, Main Street, Bray, Co. Wicklow is development and IS exempted development.

Signed:

  
ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT

Date:









**WICKLOW COUNTY COUNCIL  
PLANNING DEPARTMENT**

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

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**Ref:** EX138/2025  
**Name:** Powertique Ltd  
**Development:** Application for Certificate of Exemption under Section 5 of the Planning & Development Act 2000 (as amended).  
**RE:** External Insulation  
**Location:** Royal Hotel, Main street, Bray, Co. Wicklow.

---

**The Site:** The subject site is located on within the Main Street in Bray Town centre, the overall building is partly rendered and partly red brick with retail units below. The site reads as two separate units.



**Question:** *Whether or not:*  
Wrapping the external fabric of the existing Hotel with an insulated Render System together with roof insulation and ancillary works constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

**Planning History:**

There have been numerous planning applications on the site over many years.

Most recently :

22/542 : Permission granted for Two storey storage building

24/60300: Permission granted for change of use of part of the building from hotel use to shop

## **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 (1)(a)** defines development as: “The carrying out of works on, in, over or under land or the making of any material change in the use of any land or structures on land”;

**Section 2 (1)** defines works as 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 (1) (a) to (l)** 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;*

**Section 4 (2)** provides for certain classes of development to be designated as exempted development by way of legislation.

### **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;

**Article 9(1)(a)** 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;

### **Relevant Planning: Wicklow County Development Plan 2022-2028**

Bray Level 1 Metropolitan Key Town

Zoning :TC -Town Centre



Appendix 1 – Section 1.2 outlines measures to address climate action.

Section 1.2.2 states:

*‘Energy efficiency’ in building design relates to:*

- a. reducing the amount of energy used in the building and*
- b. Increasing the use of renewable sources of energy.*

*There are a number of ways in which both can be achieved:*

- *High quality insulation, which will minimise heat loss and therefore reduce demand for heat generation;*

#### **Details of Query: Proposal**

In accordance with the details submitted with Section 5 application:

It is proposed to wrap the external fabric of the existing Hotel with an insulated Render System together with roof insulation and ancillary works

The proposed works include wrapping the red brick facing element of the property to give the building a unified appearance

The building is **not** a Protected Structure.

#### **Assessment**

The application seeks a declaration as to whether;

Wrapping the external fabric of the existing Hotel with an insulated Render System together with roof insulation and ancillary works

is development and is or is not exempted development:

The existing finish of the subject building/s is a mix of a cement render finish to the main ‘hotel’ block which has ground floor hotel entrance together with a section of the building to the south which reads as a completely different building with a red brick finish and retail at ground floor level.

The roof of the overall buildings is largely flat roofed with a small section of roof tiles that appear to be slate to the red brick element of the building.

The subject site is a prominent feature along Bray Main Street and Quinsborough Road.

The first question to be asked therefore is whether or not development is taking place?

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 for the wrapping the external fabric of the existing Hotel with an insulated Render System together with roof insulation and ancillary works would involve works to the existing structure and therefore the proposal does constitute development.

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

Section 4 of the Planning and Development Act 2000 (as amended) provides that

4. — (1) *The following shall be exempted developments for the purposes of this Act—*

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

The installations of insulation on the external walls are considered to be works of maintenance/ improvement to the hotel. While it is noted that there are a variety of external finishes to buildings along the main street, the proposal which includes wrapping the red facing brick element of the property to give the building an overall unified rendered appearance would materially affect the external appearance so as to render the appearance inconsistent with the character of the structure which currently reads as two separate buildings.

The upgrading of roof insulation would not materially affect the external appearance so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

The development as described as wrapping the external fabric of the building with insulated render would not, it is considered come within the provisions of *Section 4(1) (h)* of the Planning and Development Act 2000 (as amended) as they would affect the external appearance and the impact would 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 development described as upgrading of roof insulation would, it is considered, come within the provisions of *Section 4(1) (h)* of the Planning and Development Act 2000 (as amended) as they would not affect the external appearance and the impact would 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.

#### **Recommendation:**

With respect to the query under Section 5 of the Planning and Development Act 2000, as to whether:  
Wrapping the external fabric of the existing Hotel with an insulated Render System together with roof insulation and ancillary works  
*constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).*

The Planning Authority considers that:

#### **(1) The Wrapping the external fabric of the existing Hotel with an insulated Render System**

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
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).



Main Reasons with respect to Section 5 Declaration:

- (a) The wrapping of the external fabric of the building with a Insulated Render system would be within the operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (b) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- (c) The wrapping of the external fabric of the building with an Insulated Render system is <sup>not</sup> considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would 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 having regard to the existing variation in finishes of the overall development which includes red brick on a substantial section of the building. ②

**(II) The Roof Insulation**

**is development and is exempted development.**

Main Considerations with respect to Section 5 Declaration:

- a) The details submitted with the Section 5 Declaration application
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

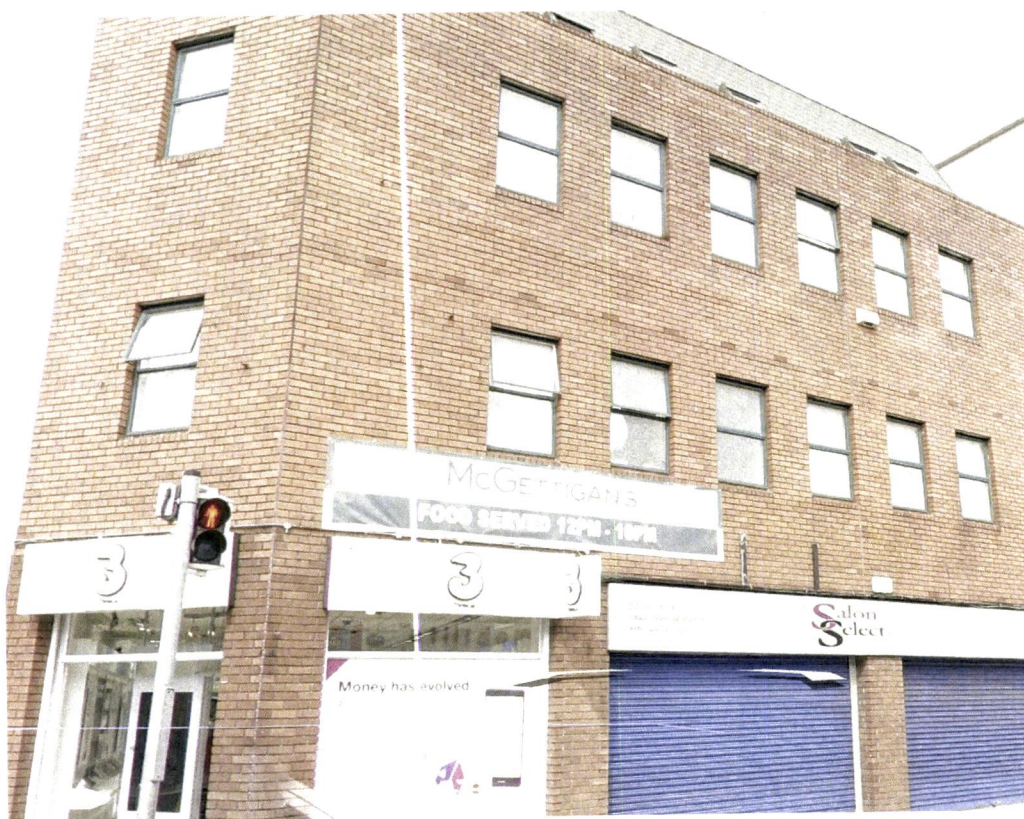
- (d) The installation of roof insulation would be within the operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (e) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- (f) The installation roof insulation is considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would 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.

  
**Lyndsey Blackmore**

**Executive Planner**

**12/12/25**

Agreed.  
Ranger sep.  
12/12/25







# Comhairle Contae Chill Mhantáin Wicklow County Council

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## MEMORANDUM

### WICKLOW COUNTY COUNCIL

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**TO: Lyndsey Blackmore  
Executive Planner**

**FROM: Aoife Kinsella  
Clerical Officer**

---

**RE:- EX138/2025 - 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 27/11/2025.

The due date on this declaration is the 02/01/2025.

Aoife Kinsella.

**Clerical Officer  
Planning Development & Environment**





# Comhairle Contae Chill Mhantáin Wicklow County Council

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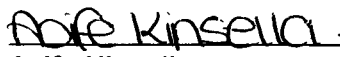
1<sup>st</sup> of December 2025

**RE: Application for Certificate of Exemption under Section 5 of the Planning and  
Development Acts 2000 (as amended). – EX138/2025**

A Chara

I wish to acknowledge receipt on 27/11/2025 details supplied by you in respect of the  
above Section 5 application. A decision is due in respect of this application by  
02/01/2026.

Mise, le meas

  
Aoife Kinsella  
Clerical Officer  
Planning, Economic & Rural Development





# **James A. Keaney Associates**

Architecture ■ Architectural Technology ■ Project Management

49, Upper Mount Street, Dublin 2, Ireland, D02FR83.

307, Sharpenhoe Road, Streatley, Bedfordshire, England, LU3 3PP.

Telephone ■ + 353 (0) 1.661 6537 Mobile Irl ■ +353 (0) 86 8240952 Mobile UK ■ + 44 (0) 7902 068429

Email: ■ [james@jaka-architecture.com](mailto:james@jaka-architecture.com) Web: ■ [www.jaka-architecture.com](http://www.jaka-architecture.com)

## **SECTION 5 DECLARATION SUBMISSION FOR EXTERNAL INSULATION SUSTAINABILITY UPGRADE AND ALL ANCILLARY WORKS.**

**THE ROYAL HOTEL BRAY, MAIN STREET, BRAY, CO. WICKLOW, A98 F8D3.**

**FOR: POWERTIQUE LIMITED**

## **SECTION 5 DECLARATION SUBMISSION STATEMENT**

**27<sup>th</sup> November 2025**



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## **1.0 INTRODUCTION**

This Section 5 Declaration Application Submission relates to The Royal Hotel, High Street, Bray, Co Wicklow. The Hotel is located to the North of the Bray Town centre at the (R761) Main Street Bridge over the River Dargle.

## **2.0 SITE DESCRIPTION**

The site is approximately 0.49 hectares in size and is of irregular shape. It is largely covered with the building footprint. A Car Parking and Service Area exists to North East of the site accessed off Seapoint Road as indicated on the Location Plan. See drawing number: 2511.S5.01 – Location Plan.

## **3.0 THE PROPOSAL**

Our Client is considering the Sustainable upgrading of the Hotel as part of the planned upgrading of their building stock.

This Section 5 Declaration Application Submission is sought for the provision of wrapping the external Fabric of the existing Hotel with an Insulated Render System, together with the upgrading of the Roof insulation and all ancillary works.

The proposed works will include the wrapping of the Red Facing Brick element of the property with the Insulated Render System to give the overall building a unified rendered finish.

See drawing number: 2511.S5.02 – Existing & Proposed Front Elevations.

All other non-principal Elevations will also be upgraded with an Insulated Render System.

See CSS Land Survey drawing numbers: 9974\_001 – 011 inclusive for the Existing detailed Survey drawings of the Plans, Elevations and Sections of the Building.

## APPENDIX A PHOTOGRAPHS



**Photograph A – View from West**



**Photograph B – View from North West**

# James A. Keaney Associates

Architecture ■ Architectural Technology ■ Project Management

49, Upper Mount Street, Dublin 2 Ireland, D02FR83.

307, Sharpenhoe Road, Streatley, Bedfordshire, England, LU3 3PP.

Telephone ■ + 353 (0) 1.661 6537 Mobile Irl ■ +353 (0) 86 8240952 Mobile UK ■ + 44 (0) 7902 068429

Email: ■ [james@jaka-architecture.com](mailto:james@jaka-architecture.com) Web: ■ [www.jaka-architecture.com](http://www.jaka-architecture.com)

The Chief Planning Officer,  
Wicklow County Council,  
Planning Services (Development Control),  
County Buildings,  
Station Road,  
Whitegates,  
Wicklow,  
A67 FW96.

27<sup>th</sup> November 2025

Dear Sirs,

**SECTION 5 DECLARATION SUBMISSION FOR EXTERNAL INSULATION  
SUSTAINABILITY UPGRADE AND ALL ANCILLARY WORKS.  
THE ROYAL HOTEL BRAY, MAIN STREET, BRAY, CO. WICKLOW, A98 F8D3.  
FOR: POWERTIQUE LIMITED**

On behalf of our Client, Powertique Limited, we seek Section 5 Declaration Submission Application for the above.

We electronically attach a PDF copy of the following documentation in support of our Submission:

- 1 Your Section 5 Submission Application Form dated 27<sup>th</sup> November 2025 duly completed.
- 2 Copies of the following drawings and documents:

**Drawing & Document Schedule:**

**James A. Keaney Associates:**

2511.S5.01 - Location Plan	Scale - 1:1000 @ A3
2511.S5.02 - Existing & Proposed Front Elevations	Scale - 1:200 @ A2
Section 5 Declaration Submission Statement	

**CSS Land Surveys:**

9974_001 - Building Survey	Scale - 1:250 @ A1
9974_002 - Basement Plan	Scale - 1:200 @ A1
9974_003 - Ground Floor Plan	Scale - 1:200 @ A1
9974_004 - First Floor Plan	Scale - 1:200 @ A1
9974_005 - Second Floor Plan	Scale - 1:200 @ A1
9974_006 - Third Floor Plan	Scale - 1:200 @ A1
9974_007 - Fourth Floor Plan	Scale - 1:200 @ A1



Directors: J. A. Keaney MRIAI, RIBA, ARB, MCIAT C. Keaney. Keaney Architecture Limited Trading as James A. Keaney Associates.  
Member of the Royal Institute of Architects of Ireland ■ Member of the Royal Institute of British Architects  
Registered with the Architects Registration Board ■ Member of the Chartered Institute of Architectural Technologists  
Registered in Ireland No. 314423. Registered Office, 3, Mc Allister's Lane, Carr's Mill, Donabate, Co Dublin, Ireland, K36 H928.  
VAT Registration No. IE 6334423 T



9974\_008 – Elevations  
9974\_009 – Elevations  
9974\_010 – Sections  
9974\_011 – Front Elevations

Scale - 1:200 @ A1  
Scale - 1:200 @ A1  
Scale - 1:200 @ A1  
Scale - 1:200 @ A1

Can you please contact the Applicant to arrange for payment of the relevant Fee of € 80.00.

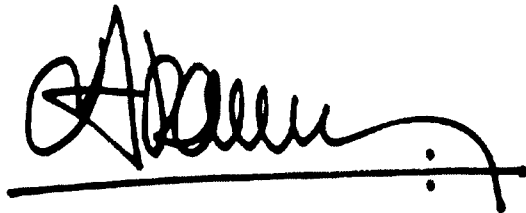
In conclusion, we would urge the Planning Authority to consider this Section 5 Submission Application request in a positive manner.

We trust the attached is in order, however, should you have any queries, please do not hesitate to email us or contact me on **086 824 0952**.

Can you please forward your correspondence to **49, Upper Mount Street, Dublin 2, Ireland, D02 FR83**.

We look forward to hearing from you shortly.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A. Keane', written over a horizontal line. The signature is stylized with a large initial 'A' and a long, sweeping underline.

**JAMES A. KEANEY** MRIAI, RIBA, ARB, MCIAT for  
**JAMES A. KEANEY ASSOCIATES**  
Encl.'s

Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

02/12/2025 15 38 10

Receipt No L1/0/355608

POWER TIQUE LTD  
ROYAL HOTEL BRAY

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

Total	80 00 EUR
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Tendered	
Credit Card	80 00
ROYAL HOTEL BRAY	

Change	0 00
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Issued By Joanne Tighe  
From Customer Service Hub  
Vat reg No 0015233H



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

Office Use Only

Date Received \_\_\_\_\_

Fee Received \_\_\_\_\_

RECEIVED  
27 NOV 2025

**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: **Powertique Limited**

Address of applicant: **The Royal Hotel Bray, Main Street, Bray, Co. Wicklow,  
A98 F8D3.**

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

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

(b) Name of Agent (where applicable): **James A. Keaney Associates.**

Address of Agent: **49, Upper Mount Street, Dublin 2, D02 FR83.**

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

**3. Declaration Details**

i. Location of Development subject of Declaration: **The Royal Hotel Bray, Main  
Street, Bray, Co. Wicklow, A98 F8D3.**

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

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier: **Powertique Limited - The Royal Hotel Bray, Main Street, Bray, Co. Wicklow, A98 F8D3.**

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: **Our Client is considering the Sustainable upgrading of the Hotel as part of the planned upgrading of their building stock.**

**This Section 5 Declaration Application Submission is sought for the provision of wrapping the external Fabric of the existing Hotel with an Insulated Render System, together with the upgrading of the Roof insulation and all ancillary works.**

**The proposed works will include the wrapping of the Red Facing Brick element of the property with the Insulated Render System to give the overall building a unified rendered finish.**

**See drawing number: 2511.S5.02 – Existing & Proposed Front Elevations.**

**All other non-principal Elevations will also be upgraded with an Insulated Render System.**

**See CSS Land Survey drawing numbers: 9974 001 – 011 inclusive for the Existing detailed Survey drawings of the Plans, Elevations and Sections of the Building.**

iv. \_\_\_\_\_  
*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: **All relevant Sections of the Planning Regulations.**

*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:

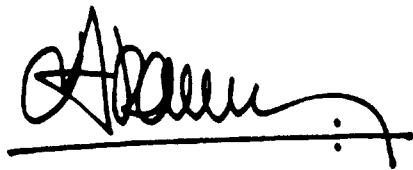
**James A. Keaney Associates:**

2511.S5.01 - Location Plan	Scale - 1:1000 @ A3
2511.S5.02 - Existing & Proposed Front Elevations	Scale - 1:200 @ A2
Section 5 Declaration Submission Statement	

**CSS Land Surveys:**

9974_001 - Building Survey	Scale - 1:250 @ A1
9974_002 - Basement Plan	Scale - 1:200 @ A1
9974_003 - Ground Floor Plan	Scale - 1:200 @ A1
9974_004 - First Floor Plan	Scale - 1:200 @ A1
9974_005 - Second Floor Plan	Scale - 1:200 @ A1
9974_006 - Third Floor Plan	Scale - 1:200 @ A1
9974_007 - Fourth Floor Plan	Scale - 1:200 @ A1
9974_008 - Elevations	Scale - 1:200 @ A1
9974_009 - Elevations	Scale - 1:200 @ A1
9974_010 - Sections	Scale - 1:200 @ A1
9974_009 - Front Elevations	Scale - 1:200 @ A1

- viii. Fee of € 80 Attached ? : **Can you please contact Applicant to arrange for payment.**



Signed: \_\_\_\_\_

**James A. Keaney Associates**

Dated: 27.11.25

### **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.

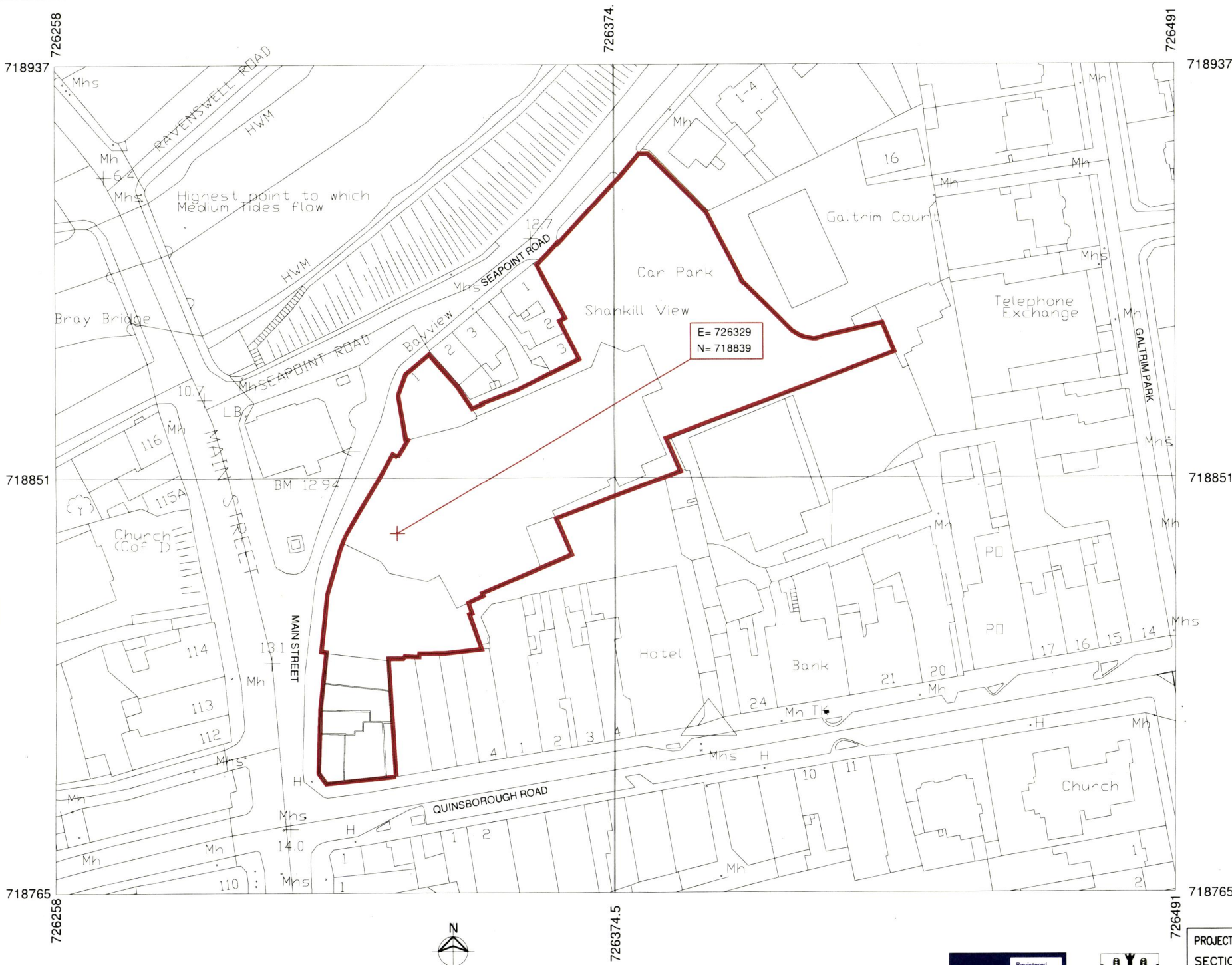
Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

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.

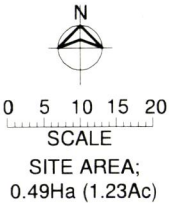
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NOTE:  
INFORMATION TAKEN FROM ARCHIVE  
DETAILS, THEREFORE ACCURACY CAN  
NOT BE GUARANTEED



SECTION 5  
DECLARATION  
APPLICATION  
SUBMISSION  
27.11.25

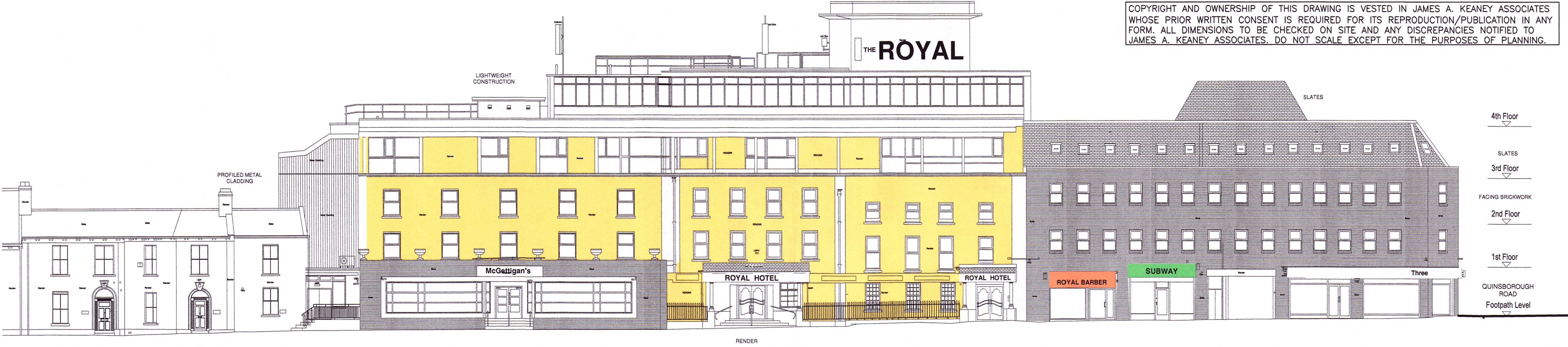
LOCATION PLAN



PROJECT SECTION 5 DECLARATION APPLICATION.	SCALE 1:200@A2.	<b>James A. Keaney Associates</b> Architecture • Architectural Technology • Project Management  49, Upper Mount Street, Dublin 2, Ireland, D02 FR83. 307, Sharpenhoe Road, Streatley, Bedfordshire, England, LU3 3PP.  • Telephone: + 353 (0) .1.661 6537 • Irl Mobile: + 353 (0) .86.824 0952 • UK Mobile: + 44 (0) .7902.068429  • Email: james@jaka-architecture.com • Web: www.jaka-architecture.com
LOCATION THE ROYAL HOTEL, MAIN STREET, BRAY, COUNTY WICKLOW, A98 F8D3.	DRAWN J.A.KEANEY.	
CLIENT POWERTIQUE LTD.	DATE NOV 2025.	
TITLE LOCATION PLAN.	PURPOSE SECT 5.	DRAWING NUMBER 2511.S5.01

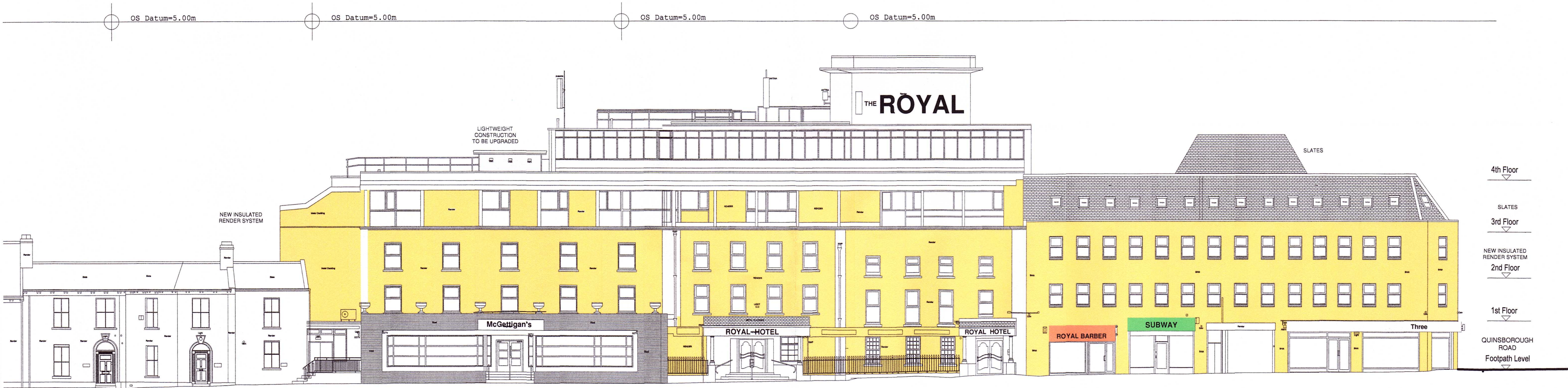


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FRONT ELEVATION - EXISTING

Elevation 5      Elevation 4      Elevation 3      Elevation 2      Elevation 1



FRONT ELEVATION - PROPOSED

Elevation 5      Elevation 4      Elevation 3      Elevation 2      Elevation 1

SECTION 5  
DECLARATION  
APPLICATION  
SUBMISSION  
27.11.25

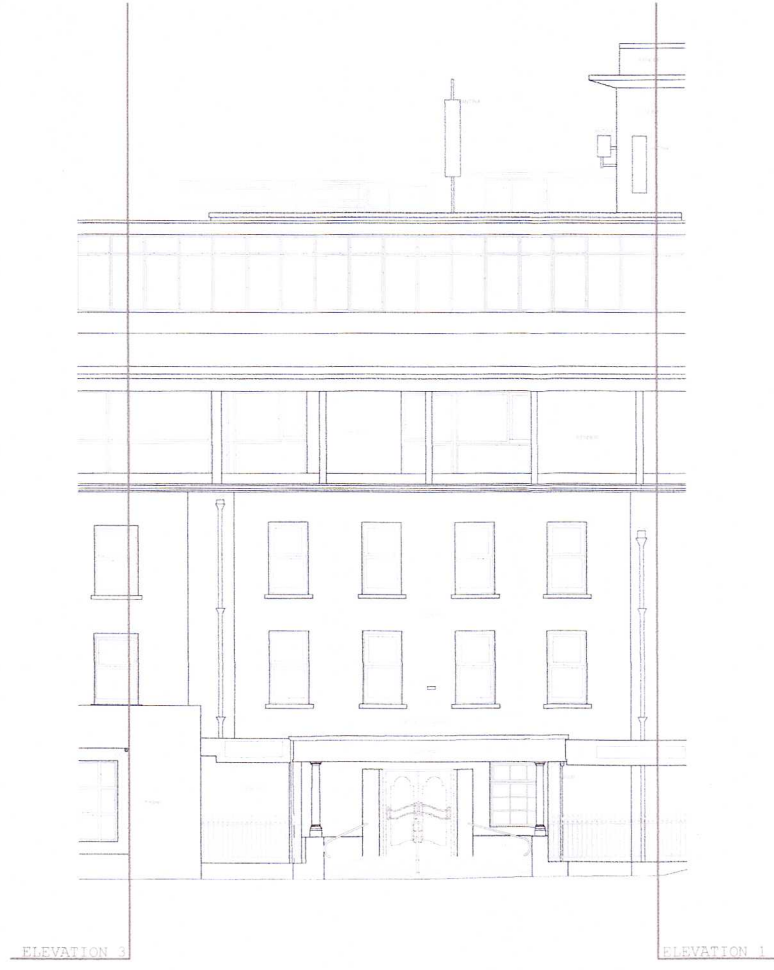


PROJECT SECTION 5 DECLARATION APPLICATION.	SCALE 1:200@A2.	<b>James A. Keaney Associates</b> Architecture • Architectural Technology • Project Management 49, Upper Mount Street, Dublin 2, Ireland, D02 FR83. 307, Sharpenhoe Road, Streatley, Bedfordshire, England, LU3 3PP. • Telephone: + 353 (0) .1.661 6537 • Irl Mobile: + 353 (0) .86.824 0952 • UK Mobile: + 44 (0) .7902. 068429 • Email: james@jaka-architecture.com • Web: www.jaka-architecture.com
LOCATION THE ROYAL HOTEL, MAIN STREET, BRAY, COUNTY WICKLOW, A98 F8D3.	DRAWN J.A.KEANEY.	
CLIENT POWERTIQUE LTD.	DATE NOV 2025.	
TITLE EXISTING & PROPOSED FRONT ELEVATIONS.	PURPOSE SECT 5.	
		DRAWING NUMBER 2511.S5.02





Elevation 1



Elevation 2



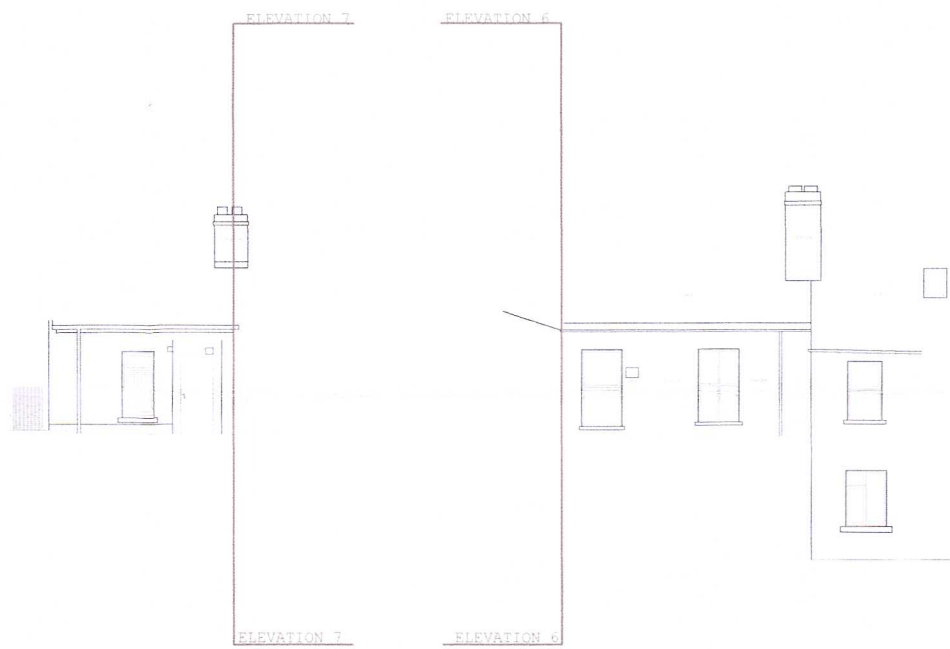
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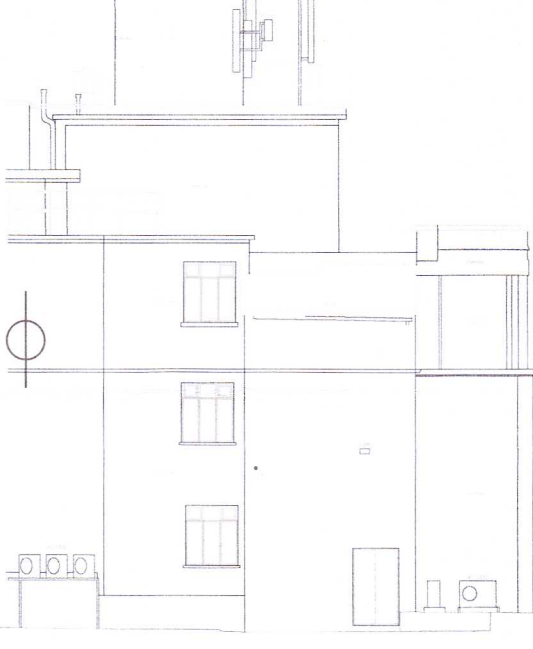
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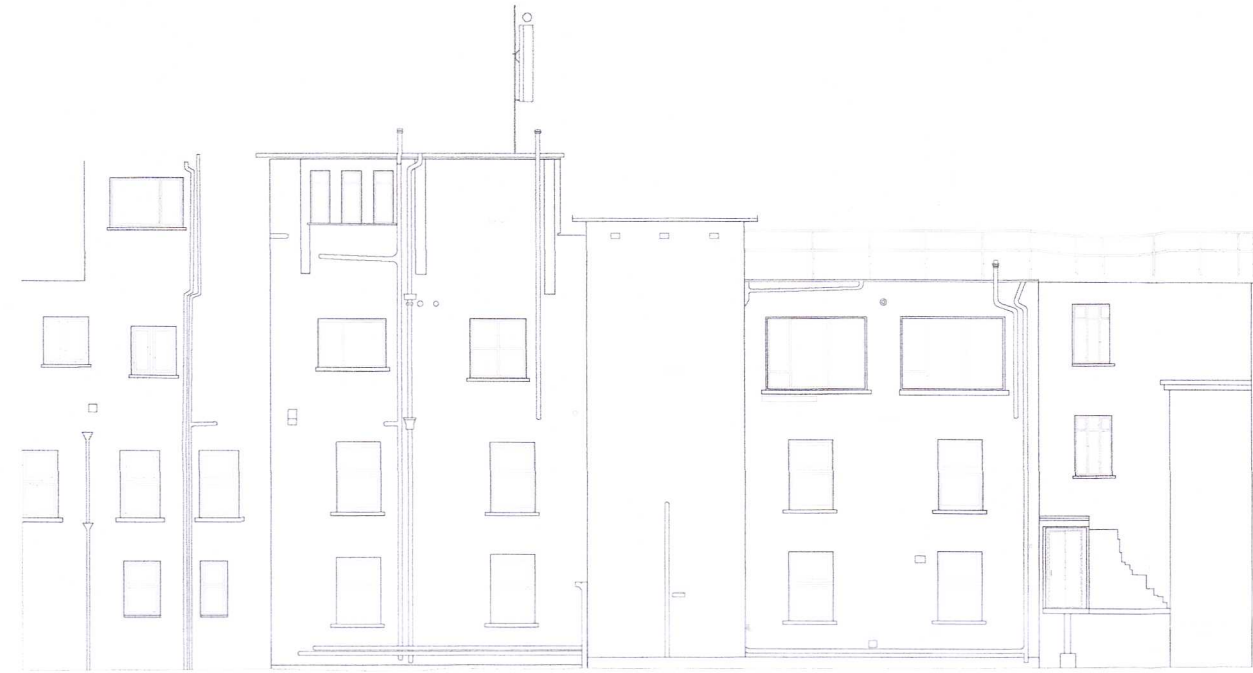
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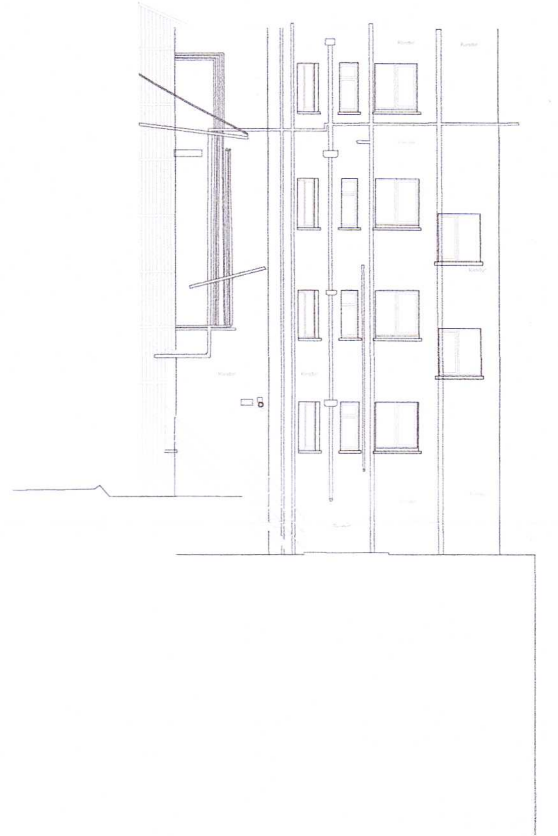
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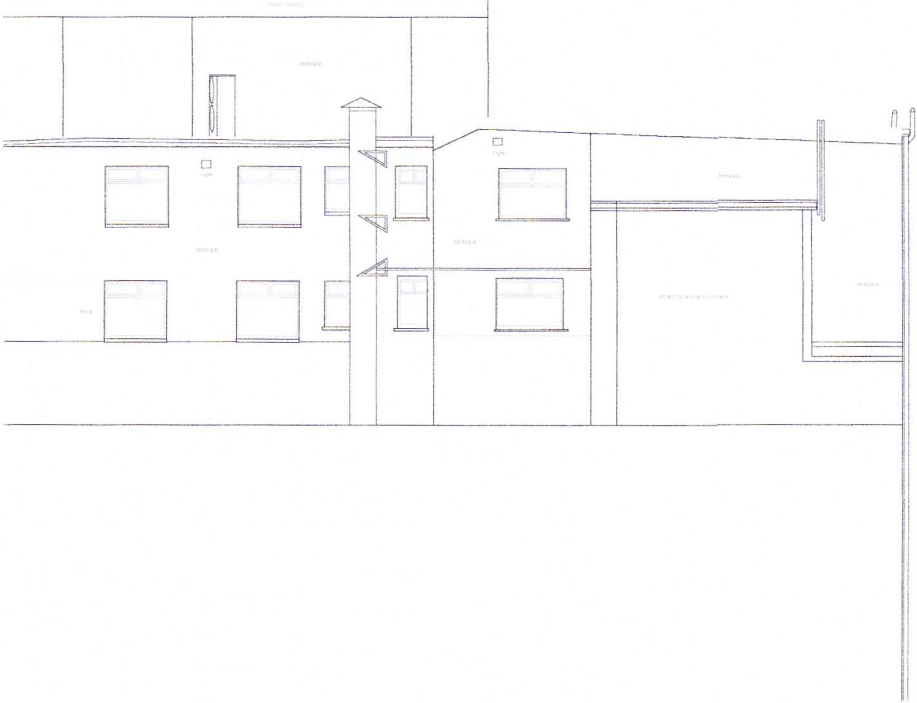
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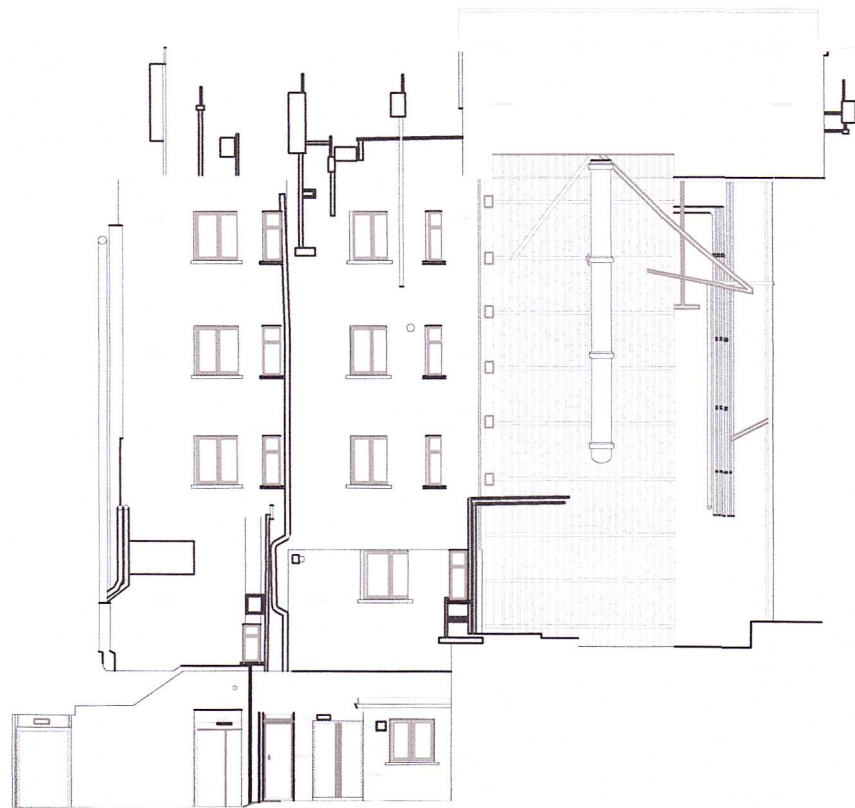
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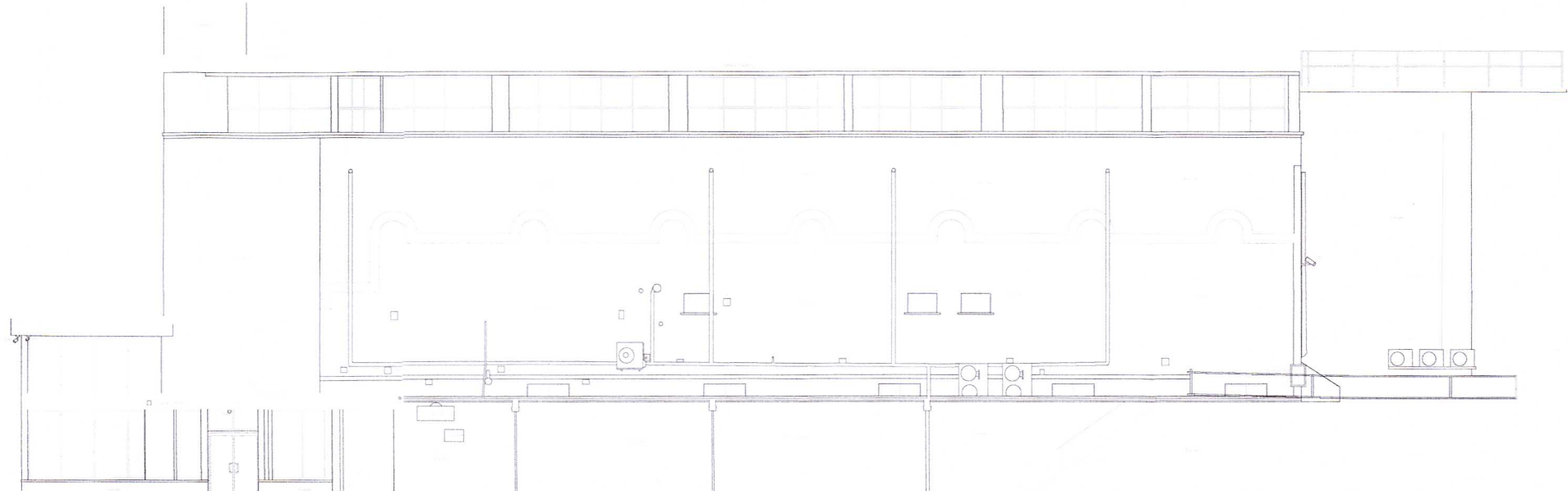
Elevation 9



Elevation 10



Elevation 11



Elevation 12

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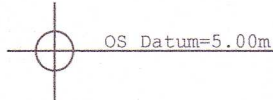
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Client <b>Powertique Ltd</b>					
Project <b>The Royal Hotel - Bray</b>					
Drawing title <b>ELEVATIONS</b>					
			Date <b>09/09/2025</b>		
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Drawing number <b>9974_008</b>					Rev
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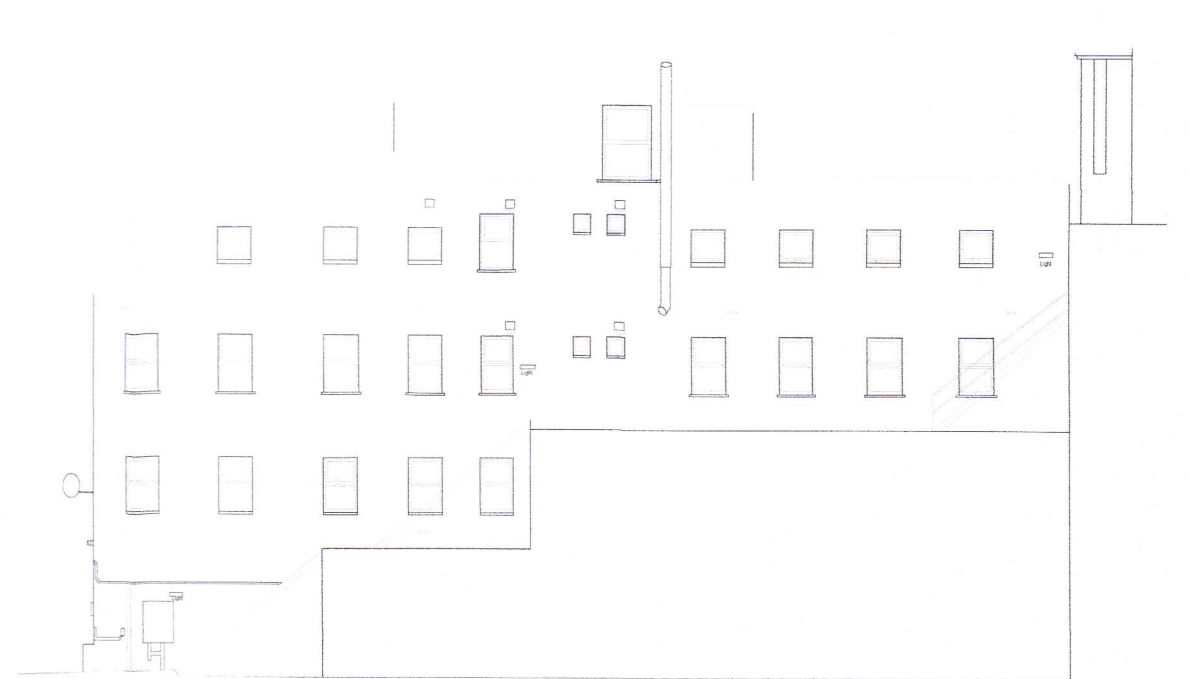
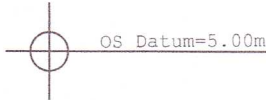




Elevation 14



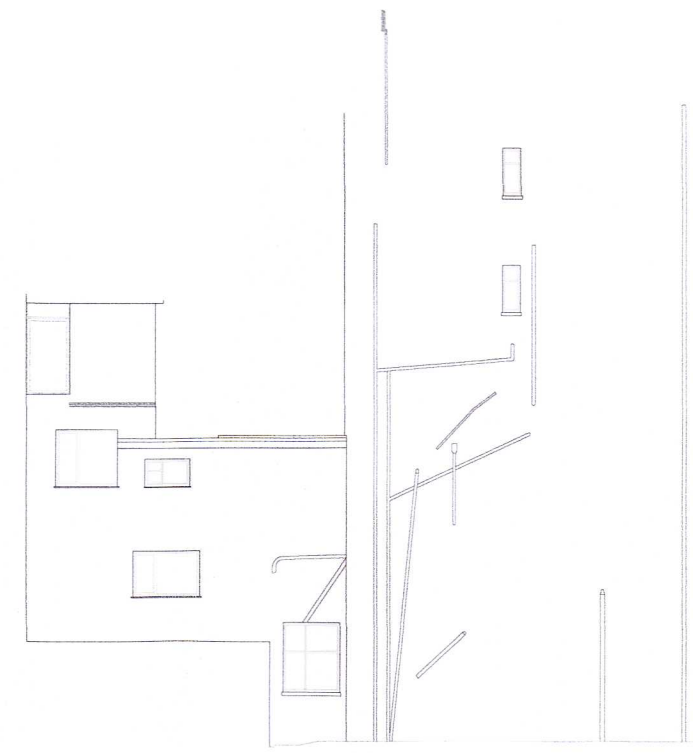
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Elevation 16



Elevation 17

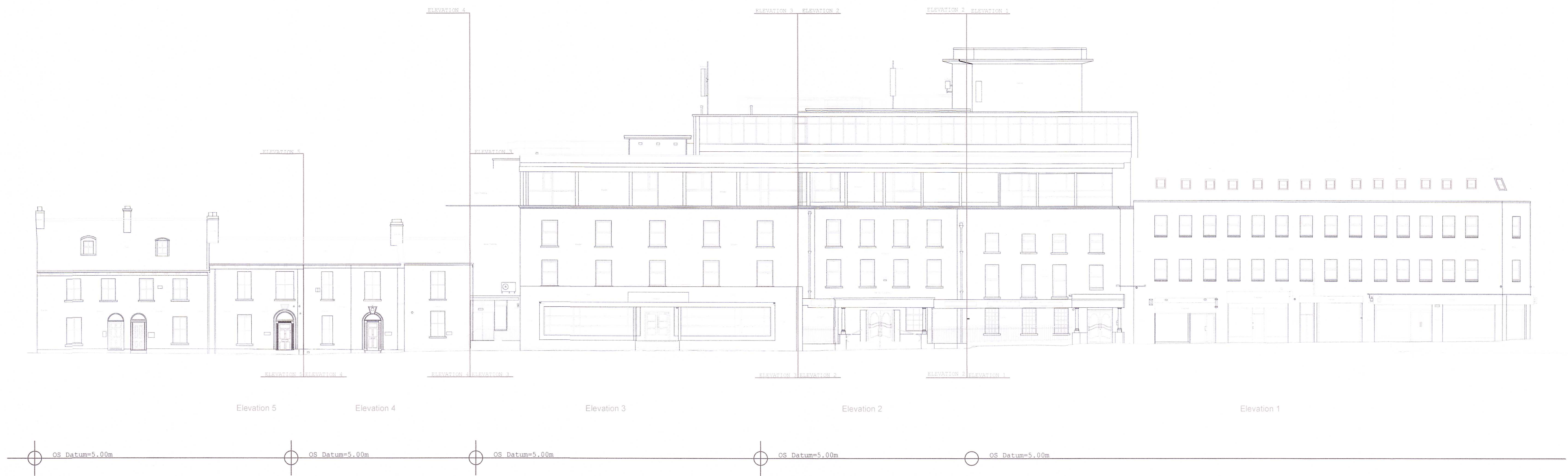



Elevation 18



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Date <b>09/09/2025</b>			Scale 1:200 on A1		
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Client <b>Powertique Ltd</b>					
Project <b>The Royal Hotel - Bray</b>					
Drawing title <b>Front Elevation</b>					
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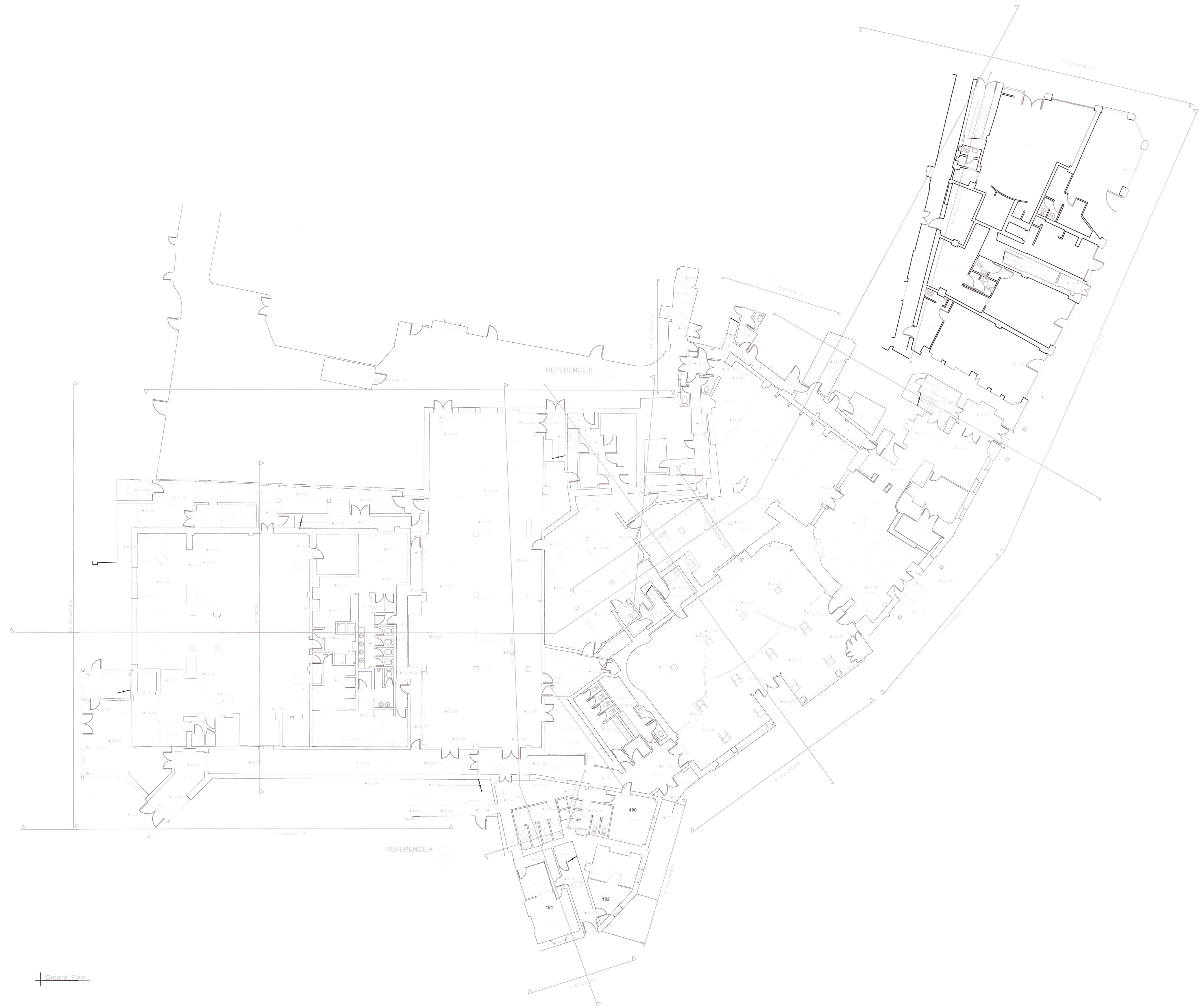







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Client  
**Powertique Ltd**

Project  
**The Royal Hotel - Bray**


Drawing title  
**Ground Floor**

Date  
**09/09/2025**

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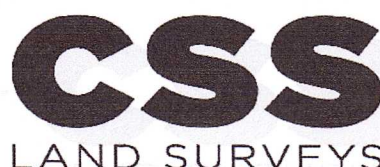




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