



Comhairle Contae Chill Mhantáin Wicklow County Council

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

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

Elizabeth Tyrell,
c/o D. O'Sullivan Engineers Ltd,
Beara House,
11 Cluainin,
Gorey,
Co. Wexford.

16th of September 2026

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) -EX107/2026**

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 Deanne Byrne.

**ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.**



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/1129

Reference Number: EX107/2026

Name of Applicant: Elizabeth Tyrell

Nature of Application: Section 5 Referral as to whether "creation of an internal door and change of use from commercial to residential" is or is not development and is or is not exempted development.

Location of Subject Site: 54 Lower Main Street, Arklow, Co. Wicklow

Report from: Michael Lynch AP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "*creation of an internal door and change of use from commercial to residential*" at 54 Lower Main Street, Arklow, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

- a) The details submitted with the Section 5 Declaration.
- b) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 10 (6), and Schedule 2: Part 4 of the Planning and Development Regulations 2001 (as amended).
- d) Arklow Local Planning Framework 2026
- e) An Coimisiún Pleanála Declaration ABP-304765-19

Main Reasons with respect to Section 5 Declaration:

- i. The insertion of a door would be operations of construction and alteration, and therefore would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- ii. The change in use of a betting shop to residential would result in the unit being materially different in character, have differing traffic movement, patterns of usage, and amenity requirements. Therefore, the change of use would be material.
- iii. The insertion of a door and change of use of the existing betting shop—are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended)
- iv. The change of use and insertion of door would accord with the provisions and limitations set out in Article 10 (6) of the Planning and Development Regulations 2001 (as amended), and is therefore exempted development.
- v. Having regard to Article 10(6)(d)(iv) of the Planning and Development Regulations, as amended, the use of the ground floor unit for residential use

complies with the TC Town Centre land use zoning objective for the site as set out in the Arklow Local Planning Framework 2026

Recommendation

The Planning Authority considers that "*creation of an internal door and change of use from commercial to residential*" at 54 Lower Main Street, Arklow, Co. Wicklow is development and is exempted development as recommended in the planning reports.

Signed: Deanne Byrne.

Date: 15/09/2026

ORDER:

I HEREBY DECLARE:

THAT "*creation of an internal door and change of use from commercial to residential*" at 54 Lower Main Street, Arklow, Co. Wicklow is **development and is exempted development** within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: Eda Baughn

T/Senior Planner
Planning, Economic & Rural Development

Date: 15/9/2026.



Comhairle Contae Chill Mhantáin Wicklow County Council

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

Applicant: Elizabeth Tyrell

Location: 54 Lower Main Street, Arklow, Co. Wicklow

Reference Number: EX107/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/1129

A question has arisen as to whether “*creation of an internal door and change of use from commercial to residential*” at 54 Lower Main Street, Arklow, Co. Wicklow is or is not exempted development.

Having regard to:

- a) The details submitted with the Section 5 Declaration.
- b) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 10 (6), and Schedule 2: Part 4 of the Planning and Development Regulations 2001 (as amended).
- d) Arklow Local Planning Framework 2026
- e) An Coimisiún Pleanála Declaration ABP-304765-19

Main Reasons with respect to Section 5 Declaration:

- vi. The insertion of a door would be operations of construction and alteration, and therefore would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- vii. The change in use of a betting shop to residential would result in the unit being materially different in character, have differing traffic movement, patterns of usage, and amenity requirements. Therefore, the change of use would be material.
- viii. The insertion of a door and change of use of the existing betting shop–are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended)
- ix. The change of use and insertion of door would accord with the provisions and limitations set out in Article 10 (6) of the Planning and Development Regulations 2001 (as amended), and is therefore exempted development.
- x. Having regard to Article 10(6)(d)(iv) of the Planning and Development Regulations, as amended, the use of the ground floor unit for residential use complies with the TC Town Centre land use zoning objective for the site as set out in the Arklow Local Planning Framework 2026



Tá an daicheada seo a fáil tuairim ar a dhá pháirt
this document is available in two different formats

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



The Planning Authority considers that "creation of an internal door and change of use from commercial to residential" at 54 Lower Main Street, Arklow, Co. Wicklow is development and is exempted development.

Signed: Stanne Byrne.

Date: 15/09/2026

PP ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

PLANNING REPORT SECTION 5 APPLICATION

TO: EDEL BERMINGHAM S.P/ PATRICE RYAN S.E.P
FROM: MICHAEL LYNCH A.P.
SUBJECT REF: EX 107/2026
DECISION DATE: 29/09/2026
APPLICANT: ELIZABETH TYRELL
ADDRESS: 54 LOWER MAIN STREET, ARKLOW, CO. WICKLOW
EXEMPTION QUERY: CREATE AN INTERNAL DOOR TO FACILITATE THE CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL PROPERTY

Site Location:

The subject site is in the Town Centre zone of Arklow, a Level 3 Self Sustaining Growth Town. The site is along Lower Main Street (L2901 Local Primary Road). The subject site consists of a double-storey terraced dormer building, adjoined by dwellings. It is surrounded primarily by terraced dwellings, with some retail/commercial uses in the vicinity also.

Land use:

Settlement: Arklow Local Planning Framework (2026)
Zoning Town Centre - To provide for the development and improvement of appropriate town centre uses including residential, retail, commercial, office and civic use.

Site outside of Retail Core Area.

Planning History:

None on file

An Coimisiún Pleanála Declaration :

ABP-304765-19

a question has arisen as to whether the conversion of an existing retail unit to two number one bedroom apartments at 2 South Quay, Arklow, County Wicklow is or is not development or is or is not exempted development. An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that conversion of an existing retail unit to two number one bedroom apartments at 2 South Quay, Arklow, County Wicklow is development and is exempted development as

- (a) the external and internal works to facilitate the residential use of the ground floor unit would constitute "works" defined as "development" in section 3 of the Planning and Development Act 2000, as amended,
- (b) the external and internal works and alterations come within the scope of Article 10 (6)(d)(ii) and (iii) of the Planning and Development Regulations, as amended, and are consistent with the fenestration details and architectural and streetscape character of the remainder of the structure and are not considered to materially affect the external appearance of the structure,

- (c) having regard to Article 10(6)(d)(iv) of the Planning and Development Regulations, as amended, the use of the ground floor unit for residential use complies with the TC Town Centre land use zoning objectives for the site as set out in the Arklow and Environs Local Area Plan 2018 – 2024, and
- (d) having regard to Article 10(6)(d)(vi) and (vii), the amended plans and particulars submitted with the referral comply with the requirements of the Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities issued by the Department of the Housing, Planning and Local Government in March, 2018, in terms of provision of storage for each unit and the rooms for use, or intended for use, as habitable rooms have adequate natural lighting:

Relevant legislation:**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 situate,

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

Development -Section 3:

“development” means—

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

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

Exempted Development Section 4:

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

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

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

(a) any of the developments specified in subsection (1), or

(b) development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.

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

Planning & Development Regulations 2001 (as amended)

Article 10(6) –

(a) In this sub-article—

‘habitable room’ means a room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres;

‘relevant period’ means the period from 8 February 2018 until 31 December 2028.

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2

< See Full Article for Restrictions >

Schedule 2, Part 4-

CLASS 1

Use as a shop.

CLASS 2

Use for the provision of—

(a) financial services,

(b) professional services (other than health or medical services),

(c) any other services (including use as a betting office),

where the services are provided principally to visiting members of the public.

CLASS 3

Use as an office, other than a use to which class 2 of this Part of this Schedule applies.

CLASS 6

Use as a residential club, a guest house or a hostel (other than a hostel where care is provided).

CLASS 12

Use as a Public House, meaning a premises which has been licensed for the sale and consumption of intoxicating liquor on the premises under the Licensing Acts 1833 to 2018.

Declaration details submitted:

- Change of use of 54 Lower Main Street Arklow from Class 2 betting office to residential unit
 - Creation of an internal door to facilitate this change of use
- The existing structure is vacant for more than 2 years.

Current Status:

- Vacant betting shop

There is no other planning history on the site

Assessment:

The first assessment must be whether or not the proposal outlined above constitutes development within the remit of Section 3 of the Planning and Development Act 2001. In this regard, Section 3 of the Planning and Development Act provides that: “*development*” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

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

The proposed works/change of use

- from betting office to use as a residence and

would be materially different in character, have differing traffic movement, patterns of usage, and amenity requirements. It is therefore considered that the change of use would be material, and therefore development having regard to the definition set out in Section 3(1)(a) of the Planning and Development Act 2000(as amended).

The proposed development is also considered to be ‘works’ noting that it would require alteration, repair or renewal to the structure on site.

The next question is therefore would the conversion come within the provisions set out under Article 10 (6), and the following sets out compliance with respect to each element of Article 10 (6):

‘relevant period’ means the period from 8 February 2018 until 31 December 2028.

Article 10 (6) Provisions:

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2

The site was in use as betting office. This is a Class 2, use in line with Part 4 to Schedule 2.

(c) (i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,

Yes - structure was completed prior to the 8th February 2018

(c) (ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6, or 12,

The site was previously in use as a betting office, which aligns with Class 2 (c) - any other services (including use as a betting office),

(c)(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development, then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).

Yes. From investigation on Google Street View it appears the site has not been in use as a betting office since at least September 2022.

(d) (i) The development is commenced and completed during the relevant period.

The relevant period is the 18th of February 2018 until 31 December 2028 - While no indication has been given, the proposed works are internal and extremely minor and could be completed before 31 December 2028

(d) (ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with subparagraph (vii), shall – (I) primarily affect the interior of the structure, (II) retain 50 per cent or more of the existing external fabric of the building, and (III) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.

Yes. Works will affect the interior of the structure, will retain more than 50% of the external fabric and not materially affect the external appearance of the structure.

(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.

Yes. No works to existing frontage proposed.

(d)(iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.

N/A

(d)(v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.

The extension of a single existing residential unit is to be provided for

(d)(vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.

N/A – not a new apartment

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

Yes.

(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.

Not applicable

(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

The development will not contravene a condition.

(x) No development shall relate to any structure in any of the following areas:

(I) an area to which a special amenity area order relates;

(II) an area of special planning control;

(III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

Not Applicable

(xi) No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

Not Applicable.

(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

Not applicable, connection to mains.

Conclusion:

The change of use of Change of use of 54 Lower Main Street Arklow from Class 2 betting office to residential unit change of use and associated installation of an internal door comes within the scope of Article 10 (6) and is considered EXEMPTED DEVELOPMENT

Recommendation:**EXEMPT**

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

~~Change of use of 54 Lower Main Street Arklow from Class 2 betting office to residential unit~~ **Creation of an internal door and change of use from commercial to residential at 54 Lower Main Street Arklow** constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority considers that the **Creation of an internal door and change of use from commercial to residential**

~~change of use of the betting office to residential use~~ **is Development and is Exempted Development**

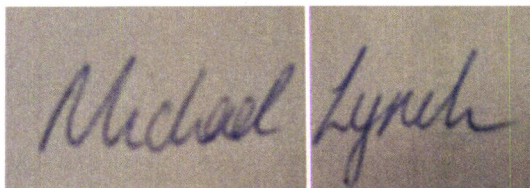
Main Considerations with respect to Section 5 Declaration:

- a) The details submitted with the Section 5 Declaration.
- b) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 10 (6), and Schedule 2: Part 4 of the Planning and Development Regulations 2001 (as amended).
- d) [Arklow Local Planning Framework 2026](#)
- e) [An Coimisiún Pleanála Declaration ABP-304765-19](#)

Main Reasons with respect to Section 5 Declaration:

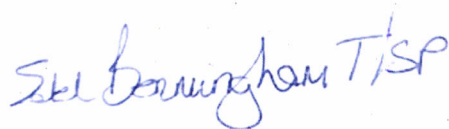
- i. **The insertion of a door** ~~The works~~ would be operations of construction and alteration, and therefore ~~such operations~~ would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- ii. **The change in use of a betting shop to residential would result in the unit being materially different in character, have differing traffic movement, patterns of usage, and amenity requirements. Therefore, the change of use would be material.**
- iii. **The insertion of a door and change of use of the existing betting shop** ~~The works~~ are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended) ~~and are exempted development~~
- iv. **The change of use and insertion of door from betting office to residential use** would accord with the provisions and limitations set out in Article 10 (6) of the Planning and Development Regulations 2001 (as amended), and ~~the change of use~~ is therefore exempted development.
- v. **Having regard to Article 10(6)(d)(iv) of the Planning and Development Regulations, as amended, the use of the ground floor unit for residential use complies with the TC Town**

Centre land use zoning objective for the site as set out in the Arklow Local Planning Framework 2026

A photograph of a handwritten signature in blue ink on a light-colored surface. The signature is written in a cursive style and reads "Michael Lynch".

Date: 08/09/2026

Michael Lynch A.P

A photograph of a handwritten signature in blue ink on a light-colored surface. The signature is written in a cursive style and reads "Seamus Cunningham TISP".

Agreed as modified

15/9/2026

MEMORANDUM

WICKLOW COUNTY COUNCIL

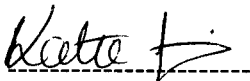
TO: Michael Lynch
Assistant Planner

FROM: Katie Finn
Clerical Officer

RE:- EX107/2026 - 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 02/09/2026.

The due date on this declaration is the **29/09/2026**.



Clerical Officer
Planning, Development & Environment



Comhairle Contae Chill Mhantáin Wicklow County Council

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

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Elizabeth Tyrell
C/O D.O. Sullivan Engineers LTD
Beara House
11 Cluainin
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Co. Wexford

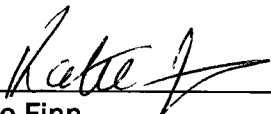
3rd of September 2026

**RE: Application for Certificate of Exemption under Section 5 of the Planning and
Development Acts 2000 (as amended) – EX107/2026**

A Chara

I wish to acknowledge receipt on 02/09/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 29/09/2026.

Mise, le meas



Katie Finn
Clerical Officer
Planning, Economic & Rural Development



Wicklow County Council
County Buildings
Wicklow
0404-20100

02/09/2026 15 15 48

Receipt No L 1/0/369182
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CONSULTING ENGINEERS
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CO WEXFORD

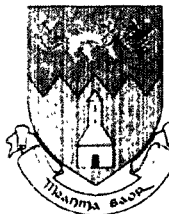
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GOODS	80 00
VAT Exempt/Non-vatable	

Total	80 00 EUR
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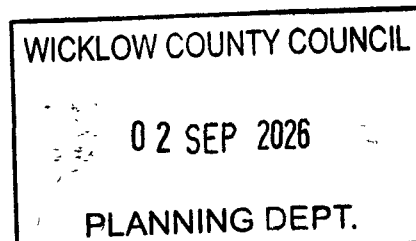
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**APPLICATION FORM FOR A
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &
DEVELOPMENT ACTS 2000(AS AMENDED) AS TO WHAT IS OR IS NOT
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

1. Applicant Details

- (a) Name of applicant: Elizabeth Linda Tyrell
Address of applicant: 54 Lower Main Street Arklow Co Wicklow

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

2. Agents Details (Where Applicable)

- (b) Name of Agent (where applicable) D O Sullivan Consulting Engineers Ltd
Address of Agent : Beara House 11 Cluainin Gorey Co Wexford

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

3. Declaration Details

- i. Location of Development subject of Declaration 54 Lower Main Street Arklow
Co Wicklow

Signed : [Signature] Dated : 1/1/2020

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.



D O SULLIVAN
CONSULTING ENGINEERS

Date: 02/09/2026
Our Ref: 26_130

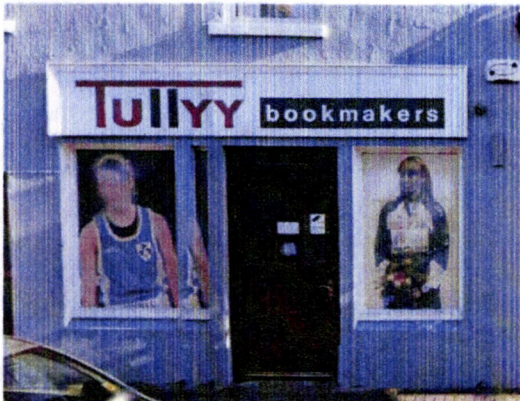
Ref. No. 54 Lower Main Street Arklow Co Wicklow Y14 A2W5 formerly operating as Tully Bookmakers..

To whom it may concern,

We are applying on behalf of the owner of 54 Lower Main Street, Arklow, Co. Wicklow (Y14 A2W5) for an exemption certificate.

The proposed works are the creation of an internal door, required to facilitate the change of use to a residential property. These works are essential to provide a safe residential space for the owner who now requires access to a ground floor bedroom.

These works will enable the vacant commercial premises (formerly a betting office, classified under Class 2: financial/professional services) to be used for residential living. This exemption is in accordance with the Planning and Development (Amendment) (No. 2) Regulations 2018 (S.I. No. 30 of 2018).



Date Photograph - 2021



Date Photograph - 2026

Regards

Diarmaid O'Sullivan

CHARTERED ENGINEER (M.I.E.I.)

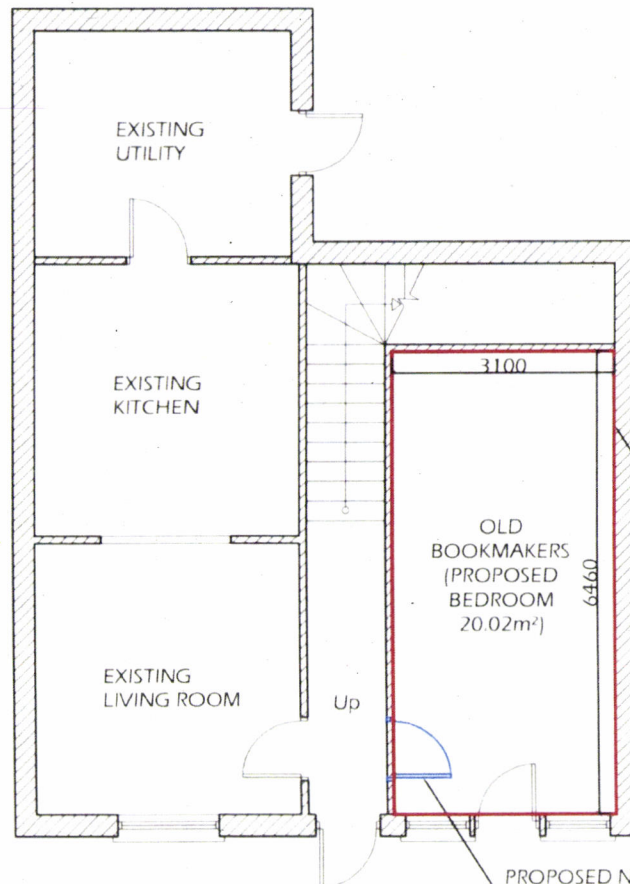


A: D O'Sullivan Consulting Engineers, 11 Cluainin, Gorey, Co. Wexford

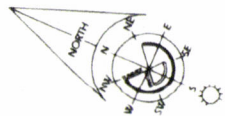
T: 05394 89888

E: info@osconsulting.ie

W: www.osconsulting.ie



CHANGE OF USE OF
PART OF THE GROUND
FLOOR OF THE FORMER
BOOKMAKERS
PREMISES TO
RESIDENTIAL USE
OUTLINED IN RED FOR
WHICH SECTION 5 IS
SOUGHT FOR



Ground Floor Plan
Scale: 1:100

PROPOSED NEW DOOR
FROM HALL TO
PROPOSED BEDROOM

SECTION 5 APPLICATION DRAWINGS



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Address: 11 Cluanin, Gorey, Co. Wexford

CLIENT
Elizabeth Linda Tyrrell

ADDRESS
**No. 54 Lower Main Street Arklow Co Wicklow
Y14 A2W5**

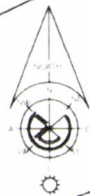
DRAWING
Ground Floor Plan

DATE 02/09/2026	SCALE A/S on A4	REV A	DRAWING NO 26_130_P03
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LS

31

LOWER



Site Layout Plan
Scale: 1:200

SITE BOUNDARY
OUTLINED IN RED

CHANGE OF USE OF PART
OF THE GROUND FLOOR OF
THE FORMER BOOKMAKER'S
PREMISES TO RESIDENTIAL
USE OUTLINED IN BLUE FOR
WHICH SECTION 5 IS
SOUGHT FOR

SECTION 5 APPLICATION DRAWINGS



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Y14 A2W5

DRAWING

Ground Floor Plan

DATE

02/09/2026

SCALE

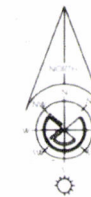
A/S on A4

REV

A

DRAWING NO

26_130_P02



Site Location
Scale: 1:1000

OSI LICENCE NO: CYAL50541079

ITM CENTRE PT COORDS
724625, 673173

SECTION 5 APPLICATION DRAWINGS



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DRAWING

Site Location Map

DATE

02/09/2026

SCALE

A/S on A4

REV

A

DRAWING NO

26_130_P01