



COMHAIRLE CONTAE CHILL MCHANTÁIN
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

Monika Wagner Galeza & Michal Galeza
22 Ashton Wood
Bray
Co. Wicklow
A98 Y2T1

3rd of Februaury 2026

RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) -EX16/2026

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,


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

Applicant: Monika Wagner Galeza & Michal Galeza

Location: 22 Ashton Wood, Bray, Co. Wicklow

Reference Number: EX 16/2026
CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/190

A question has arisen as to whether "(1) a ground floor extension to rear (20sq.m) (2) first floor bathroom extension (5sq.m over the rear extension) (3) ground floor extensions to the front (new porch of 2.47sq.m)" at 22 Ashton Wood, Bray, Co. Wicklow is or is not exempted development.

Having regard to:

- The details received with this Section 5 request on the 5th February 2026
- Section 2(1) of the Planning and Development Act 2000, as amended
- Section 3 of the Planning and Development Act 2000, as amended
- Section 4 (1) of the Planning and Development Act 2000, as amended
- Classes 1 and 7 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

Main Reasons with respect to Section 5 Declaration:

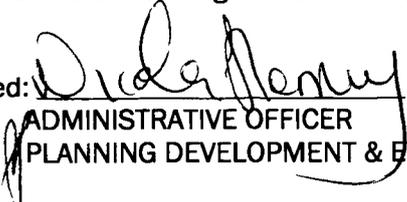
- 1) The proposed ground floor rear extension comes within the definition of "development" as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
- 2) The proposed ground floor extension located to the rear of the house accords with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).
- 3) The proposed first floor extension and front porch come within the definition of "development" as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
- 4) The proposed first floor bathroom extension is less than 2m from the party boundary wall and the bathroom window is less than 11 metres from the boundary it faces. Therefore, it would not accord with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).
- 5) The proposed porch exceeds 2 sq.m and therefore would not accord with the provisions of Schedule 2, Part 1, Class 7 of the Planning and Development Regulations 2001 (as amended).

The Planning Authority considers that:

1. "a ground floor extension to rear (20sq.m)" at 22 Ashton Wood, Bray, Co. Wicklow is development and is **exempted development**.
2. "First floor bathroom extension (5sq.m over the rear extension)" at 22 Ashton Wood, Bray, Co. Wicklow is **development and is not exempted development**.
3. "Ground floor extensions to the front (new porch of 2.47sq.m)" at 22 Ashton Wood, Bray, Co. Wicklow is **development and is not exempted development**.

Within the meaning of the Planning & Development Act 2000 (as amended)

Signed:


ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Date:





WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/190

Reference Number: EX 16/2026

Name of Applicant: Monika Wagner Galeza & Michal Galeza

Nature of Application: Section 5 Referral as to whether "(1) a ground floor extension to rear (20sq.m) (2) first floor bathroom extension (5sq.m over the rear extension) (3) ground floor extensions to the front (new porch of 2.47sq.m)" is or is not development and is or is not exempted development.

Location of Subject Site: 22 Ashton Wood, Bray, Co. Wicklow

Report from Keara Kennedy, EP, Patrice Ryan, SEP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "(1) a ground floor extension to rear (20sq.m) (2) first floor bathroom extension (5sq.m over the rear extension) (3) ground floor extensions to the front (new porch of 2.47sq.m)" at 22 Ashton Wood, Bray, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

- The details received with this Section 5 request on the 5th February 2026
- Section 2(1) of the Planning and Development Act 2000, as amended
- Section 3 of the Planning and Development Act 2000, as amended
- Section 4 (1) of the Planning and Development Act 2000, as amended
- Classes 1 and 7 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

Main Reasons with respect to Section 5 Declaration:

- 1) The proposed ground floor rear extension, first floor comes within the definition of "development" as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
- 2) The proposed ground floor extension located to the rear of the house accords with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).
- 3) The proposed first floor extension and front porch come within the definition of "development" as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
- 4) The proposed first floor bathroom extension is less than 2m from the party boundary wall and the bathroom window is less than 11 metres from the boundary it faces. Therefore, it would not accord with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).

- 5) The proposed porch exceeds 2 sq.m and therefore would not accord with the provisions of Schedule 2, Part 1, Class 7 of the Planning and Development Regulations 2001 (as amended).

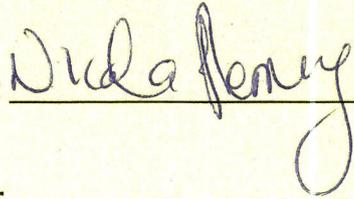
Recommendation

The Planning Authority considers that:

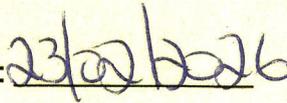
1. "a ground floor extension to rear (20sq.m)" at 22 Ashton Wood, Bray, Co. Wicklow is development and is exempted development.
2. "First floor bathroom extension (5sq.m over the rear extension)" at 22 Ashton Wood, Bray, Co. Wicklow is development and is not exempted development.
3. "Ground floor extensions to the front (new porch of 2.47sq.m)" at 22 Ashton Wood, Bray, Co. Wicklow is development and is not exempted development.

Within the meaning of the Planning & Development Act 2000 (as amended)

Signed: _____



Date: _____



ORDER:

I HEREBY DECLARE:

1. "a ground floor extension to rear (20sq.m)" at 22 Ashton Wood, Bray, Co. Wicklow is development and is exempted development.
2. "First floor bathroom extension (5sq.m over the rear extension)" at 22 Ashton Wood, Bray, Co. Wicklow is development and is not exempted development.
3. "Ground floor extensions to the front (new porch of 2.47sq.m)" at 22 Ashton Wood, Bray, Co. Wicklow is development and is not exempted development.

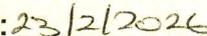
Signed: _____



T/Senior Planner

Planning, Economic & Rural Development

Date: _____





WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT
Section 5 – Request for Declaration of Exemption

REF: EX 16/2026
NAME: Monika Wagner Galeza & Michal Galeza
DEVELOPMENT: Extension to dwelling
LOCATION: 22 Ashton Wood, Bray

The Site:

The site comprises a semi-detached two storey dwelling with a brick and rendered façade and slate roof.

Planning History:

PRR05/630060: Permission granted to David Kane for 6.2 sq.m front extension incorporating new front porch and living room extension, together with ancillary works. It appears that these works were not implemented.

Other dwellings in the Ashton Wood estate received planning permission for changes to the porch and rear first floor extensions.

Question:

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

- (1) Ground floor extension to rear (20sq.m)
- (2) First floor bathroom extension (5sq.m over the rear extension)
- (3) Ground floor extension to the front comprising a new porch of 3.45 sq.m

Legislative Context:

Planning and Development Act 2000 (as amended)

Section 2 (1)

“exempted development” has the meaning specified in section 4;

“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,*
- (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 sets out the types of works that while considered 'development', can be considered 'exempted development' for the purposes of the Act (subject to certain conditions and limitations as set out in Section 4).

The Planning and Development Regulations 2001 (as amended)

Part 1, Schedule 2 of the Planning and Development Regulations 2001 lists the classes of development that are considered to be exempted development, subject to conditions and limitations, and the 'Restrictions on Exemptions' set out in Article 6.

CLASS 1 The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

Conditions and Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

7. The roof of any extension shall not be used as a balcony or roof garden.

CLASS 7 The construction or erection of a porch outside any external door of a house.

Conditions and Limitations

1. Any such structure shall be situated not less than 2 metres from any road.
2. The floor area of any such structure shall not exceed 2 square metres.
3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.

Assessment:

The first assessment must be whether or not the proposal outlined above constitutes development within the remit of Sections 2 and 3 of the Planning and Development Act 2001.

“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.

Having regard to the definition of “development” and “works” above, I am satisfied that the various extensions to the dwelling is “development”.

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

Development Description:

- (1) Ground floor extension to rear (20sq.m)
- (2) First floor bathroom extension (5sq.m over the rear extension)

With respect to the addition of a 20sq.m rear extension and 5sq.m first floor extension, the relevant exempted development class as per Schedule 2: Part 1 of the Planning & Development Regulations 2001 is Class 1.

Class 1:

With respect to the conditions and limitations respecting class 1 above the following is noted:

1. (a) Complies.
(b) Complies
c) N/A
2. (a) Complies
(b) Complies
c) N/A
3. Does not comply (bathroom extension on first floor is less than 2m from the party boundary)
4. (a) Complies.
(b) N/A
c) Complies
5. The drawings are not to scale and the area has not been shown on the drawings, however from a review of the planning GIS system, it appears to comply
6. (a) Complies
(b) Cannot be fully assessed as drawings not to scale and setback of bathroom extension not shown on the drawings, however from a review of the planning GIS system, it does not appear to comply • *Noted that the existing rear garden is just 0.9 metres deep*
c) N/A
7. N/A

③

Development Description:

- (3) Ground floor extension to the front (new porch 4 sq.m)

With respect to the addition of a 3.45sq.m porch, the relevant exempted development class as per Schedule 2: Part 1 of the Planning & Development Regulations 2001 is Class 7.

Class 7:

With respect to the conditions and limitations respecting class 7 above the following is noted:

1. Complies.
2. Does not comply (3.45sq m exceeds limit of 2 sq.m)
3. ~~Cannot be assessed - height not provided and drawings not to scale.~~ *Noted that drawings are scale @ 1:100. Porch overall height is 3.75m and therefore complies.*

(MO)

Having regard to the above it is considered that the porch extension to the front does not comply with the conditions and limitations of Class 7 and is therefore not considered to be exempted development.

Recommendation:

With respect to the request under Section 5 of the Planning and Development Act 2000, as to whether:

- (1) Ground floor extension to rear (20sq.m)
- (2) First floor bathroom extension (5sq.m over the rear extension)
- (3) Ground floor extension to the front (new porch of 3.45sq.m)

*2047sq.m
(includes covered space - floor area)
20/2/2026*

is development and is exempted development

Having regard to:

- The details received with this Section 5 request on the 5th February 2026
- Section 2(1) of the Planning and Development Act 2000, as amended
- Section 3 of the Planning and Development Act 2000, as amended
- Section 4 (1) of the Planning and Development Act 2000, as amended
- Classes 1 and 7 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended

The Planning Authority considers that:

- (1) The 20sq.m ground floor extension to the rear

is development, and is exempted development.

Main Reasons with respect to Section 5 Declaration:

- 1) The proposed ^{Ground Floor} rear extension comes within the definition of "development" as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
- 2) The proposed ^{Ground Floor} extension located to the rear of the house accords with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).

(R)

The Planning Authority considers that:

- (2) The first floor 5sq.m bathroom extension to the rear and
- (3) The ~~3.45~~ ²⁰⁴⁷sq.m extension to the front porch

is development, and is **not** exempted development.

Main Reasons with respect to Section 5 Declaration:

- (1) The proposed first floor extension and ~~extension to the~~ front porch come within the definition of "development" as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
- (2) The proposed first floor bathroom extension is less than 2m from the party boundary wall and the bathroom window is less than 11 metres from the boundary it faces. Therefore it would not accord with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).
- (3) The proposed ~~extension to the~~ porch exceeds 2 sq.m and therefore would not accord with the provisions of Schedule 2, Part 1, Class 7 of the Planning and Development Regulations 2001 (as amended).

Keara Kennedy

Keara Kennedy EP
16/02/2026

*Agreed as amended,
Keara Kennedy, SEP.
16/02/2026.*

MEMORANDUM

WICKLOW COUNTY COUNCIL

**TO: Keara Kennedy
Executive Planner**

FROM:

**Aoife Kinsella
Clerical Officer**

**RE:- EX16/2026 - Declaration in accordance with Section 5 of the
Planning & Development Acts 2000 (as amended)**

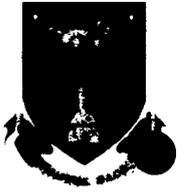
I enclose herewith for your attention application for Section 5 Declaration received 05/02/2026.

The due date on this declaration is the 04/03/2026.

Aoife Kinsella

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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Monika Wagner Galeza & Michael Galeza
22 Ashton Wood
Bray
Co. Wicklow
A98 Y2T1

11th February 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX16/2026

A Chara

I wish to acknowledge receipt on 05/02/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 04/03/2026.

Mise, le meas

Aoife Kinsella

Aoife Kinsella
Clerical Officer
Planning, Economic & Rural Development



Wicklow County Council
County Buildings
Wicklow
0404-20100

05/02/2026

Receipt No. BANKS/8560/2068336

MONIKA WAGNER GALEZA

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

Total 80 00 EUR

Tendered
Cash 80 00

Change 0 00

Issued By SarahJane Cooke
From Bank Unallocated Payments
Vat reg No 0015233H



365 Section 5 Wagner

+ €80.00

Payee Name:
Payee IBAN:
Originator Name:
Amount:
Value Date:
Payment Reference:
Originator Reference Party:
ID code or Originating reference party:
Originator ID:
Purposes of the Credit Transfer:
Payee Reference Party Name:
ID code of Payee Reference Party:
Remittance Information:

WICKLOW CO CO/SP CR NO
(
MONIKA-EWA WAGNER-GALEZA
+ €80.00
05/02/2026
365 Section 5 Wagner
20 00
+ 80 00
+ 0 00
+ 0 00
+ 0 00

Payment for declaration 5 for Monika Wagner Galeza and Michal Galeza. 22 Ashton Wood, Bray, A98V2T*

Thanks,

Nicola Fleming

From: Charles Redmond
Sent: Wednesday 11 February 2026 12:14
To: Nicola Fleming
Subject: Receipt

Hello,

Snips below of the bank and the receipt you're looking for



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

Office Use Only

Date Received _____

Fee Received _____

RECEIVED 05 FEB 2026

**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: Monika Wagner Galeza & Michal Galeza
Address of applicant: 22 Ashton Wood, Bray, Co. Wicklow, A98Y2T1
Note Phone number and email to be filled in on separate page.

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) N/A
Address of Agent : _____ n/a _____

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

3. Declaration Details

i. Location of Development subject of Declaration
22 Ashton Wood, Bray, Co. Wicklow, A98Y2T1

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 _____

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 _____

Ground floor extension to rear garden 20m² private open space, first floor bathroom extension -3.5m², (over the rear extension), ground floor extension to the front – new porch 2m²

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 _____

exempted extension under 40sqm to the rear and under 2sqm to front

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 :

25-XX1-CSE-SLW-ZZ-DR-XX-2000 MAP
25-XX1-CSE-SLW-ZZ-DR-XX-2100 LIST
25-XX1-CSE-SLW-ZZ-DR-XX-2200 EXISTING PLAN
25-XX1-CSE-SLW-ZZ-DR-XX-2201 SITE LOCATION
25-XX1-CSE-SLW-ZZ-DR-XX-2202 ELEVATIONS
25-XX1-CSE-SLW-ZZ-DR-XX-2203 ELEVATION AND SECTIONS
25-XX1-CSE-SLW-ZZ-DR-XX-2204- PLAN GROUND FLOOR
25-XX1-CSE-SLW-ZZ-DR-XX-2205 -PLAN FIRST FLOOR
25-XX1-CSE-SLW-ZZ-DR-XX-2206-PLAN ROOF
25-XX1-CSE-SLW-ZZ-DR-XX-2207-SPEC

viii. Fee of € 80 (Proof of bank transfer attached in email)

Signed : *Henrika Wignall Galwey* Dated : 05/02/2026

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.

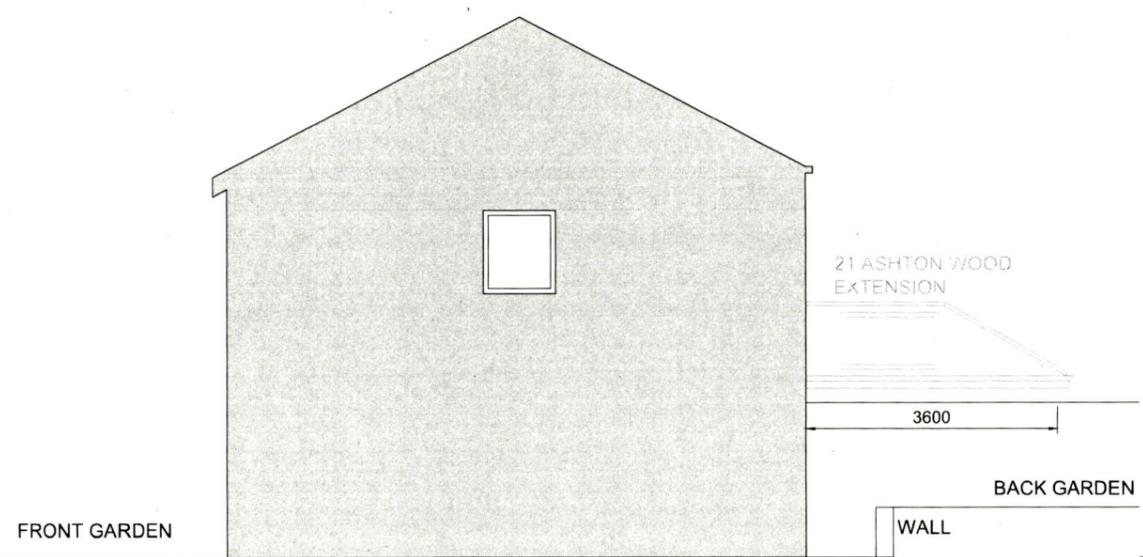
PLANNING APPLICATION DRAWINGS

FOR MICHAL GALEZA AND MONIKA WAGNER GALEZA

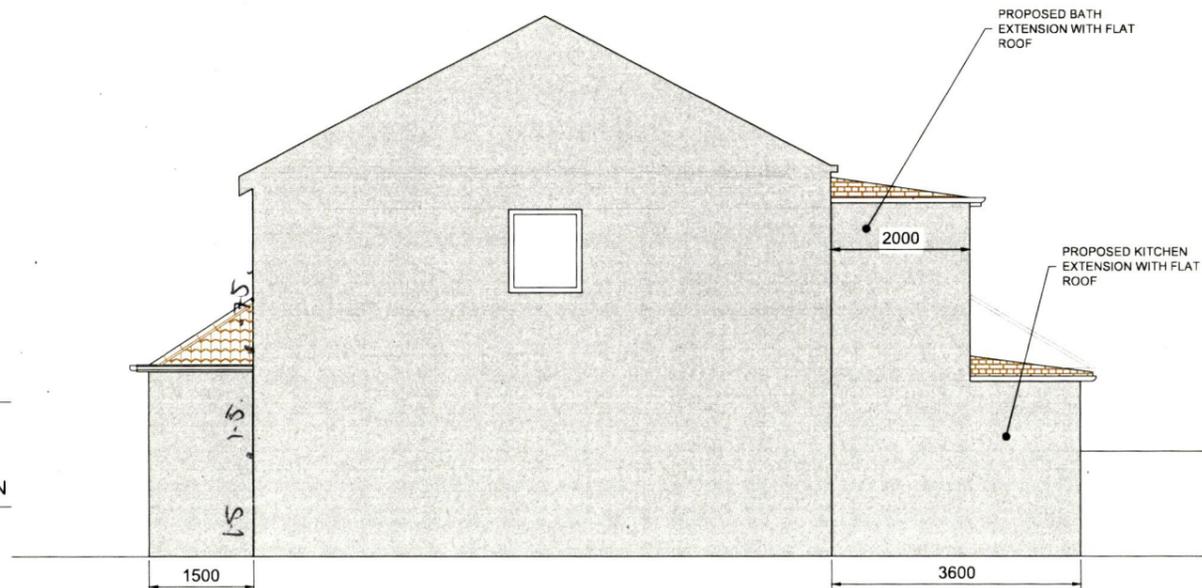
Planning permission for extension and alternations to house at 22 Ashton Wood, Bray, Co. Wicklow. The planning applications consist of a single extension to front elevation at around 2m², a two story extension to the rear of the property, inclusion of new window in side elevation and external insulation of entire house.



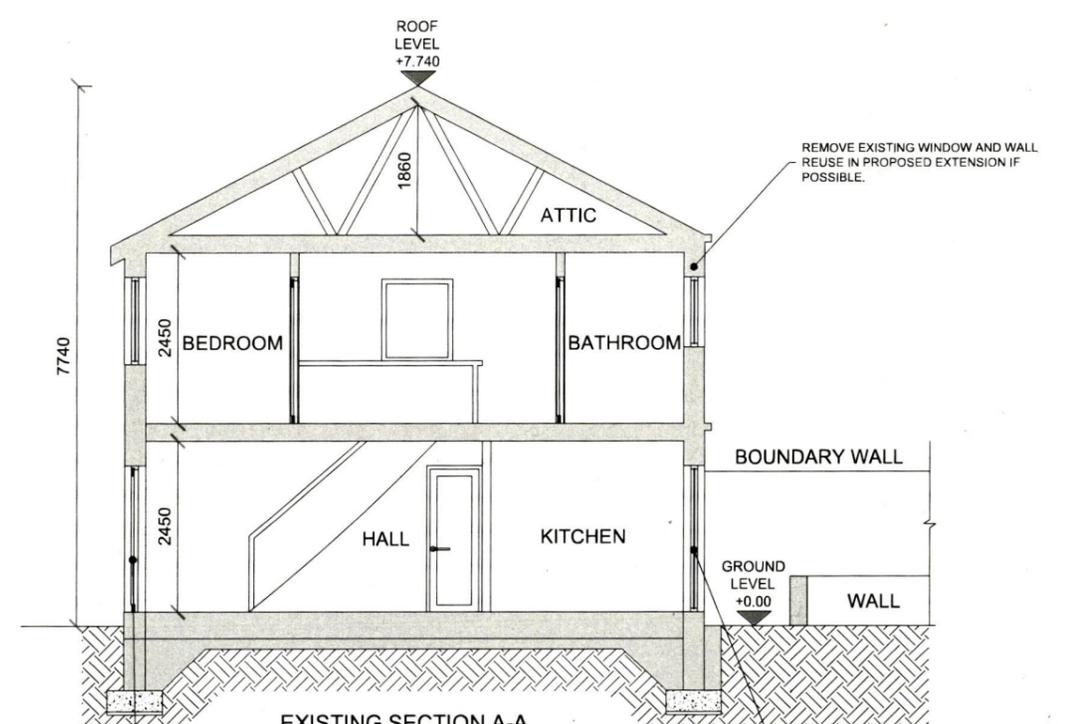
NOTES:
DRAWINGS FOR PLANNING PERMISSION ONLY. NOT FOR
CONSTRUCTION. REFER TO GENERAL SPECIFICATION FOR
DETAILS OF MATERIALS



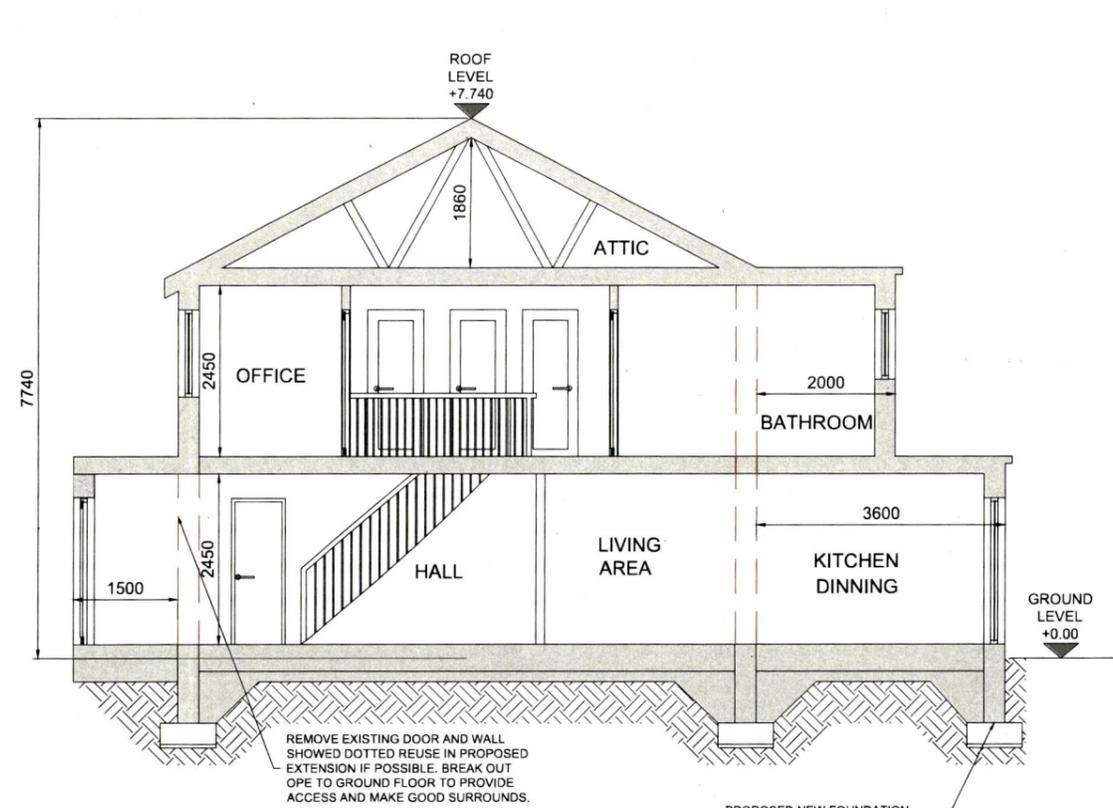
EXISTING SIDE ELEVATION
SCALE 1:50



PROPOSED SIDE ELEVATION
SCALE 1:50



EXISTING SECTION A-A
SCALE 1:50



PROPOSED SECTION A-A
SCALE 1:50

Rev	Description	Drawn	Checked	Date
P00	FOR DISCUSSION	-	-	-

Clifton Scannell Emerson
Associates

MONIKA & MICHAL GALEZA

Client

22 ASHTON WOOD EXTENSION

Project

PROPOSED ELEVATIONS / SECTIONS

Dwg. Title

SHEET 1 OF 2

Drawn By: MWG Checked By: AS Date: JAN'26

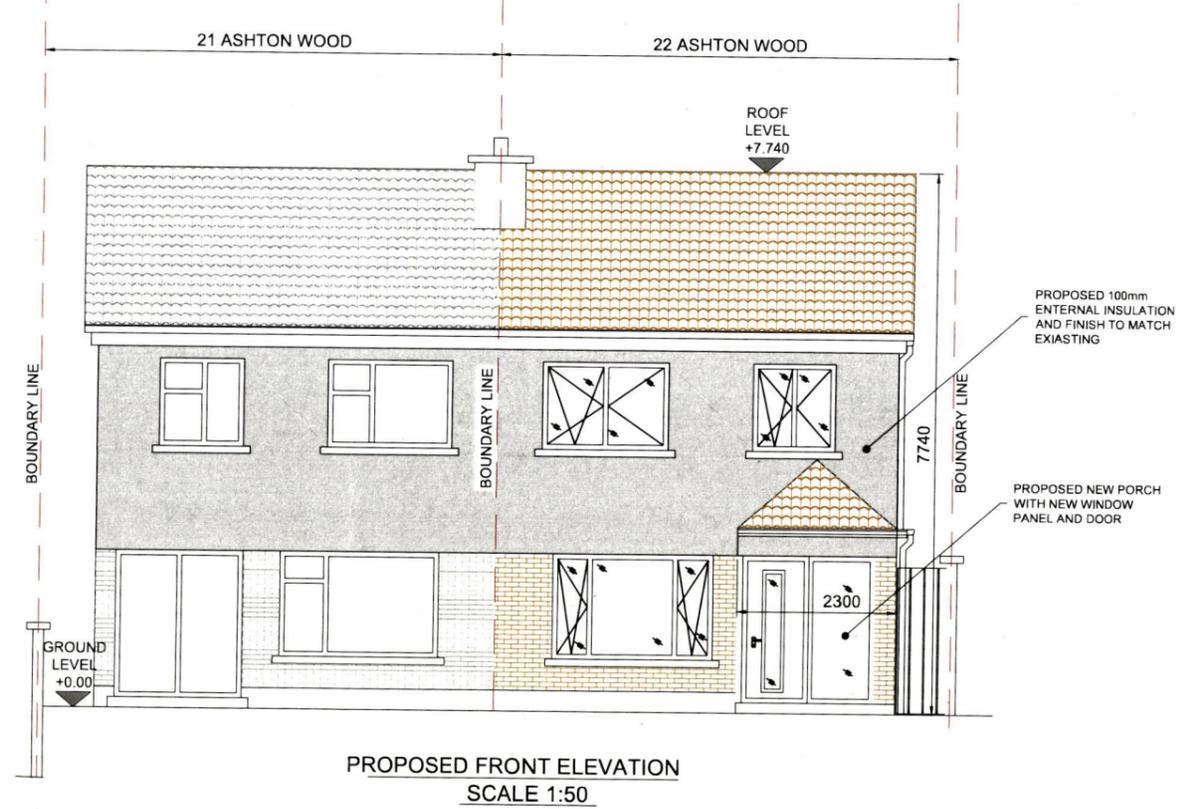
Project Code	Originator	Zone/Phase	Level	Type	Role	Dwg. No.
25_XX1	CSE	SLW	ZZ	DR	XX	2203

S0	WORK IN PROGRESS	NTS
Status Code	Suitability Description	Scale @ A1
P01	FOR INFORMATION	25_XX1
Revision	Project Status	CSEA Job No.

NOTES:
DRAWINGS FOR PLANNING PERMISSION ONLY. NOT FOR
CONSTRUCTION. REFER TO GENERAL SPECIFICATION FOR
DETAILS OF MATERIALS



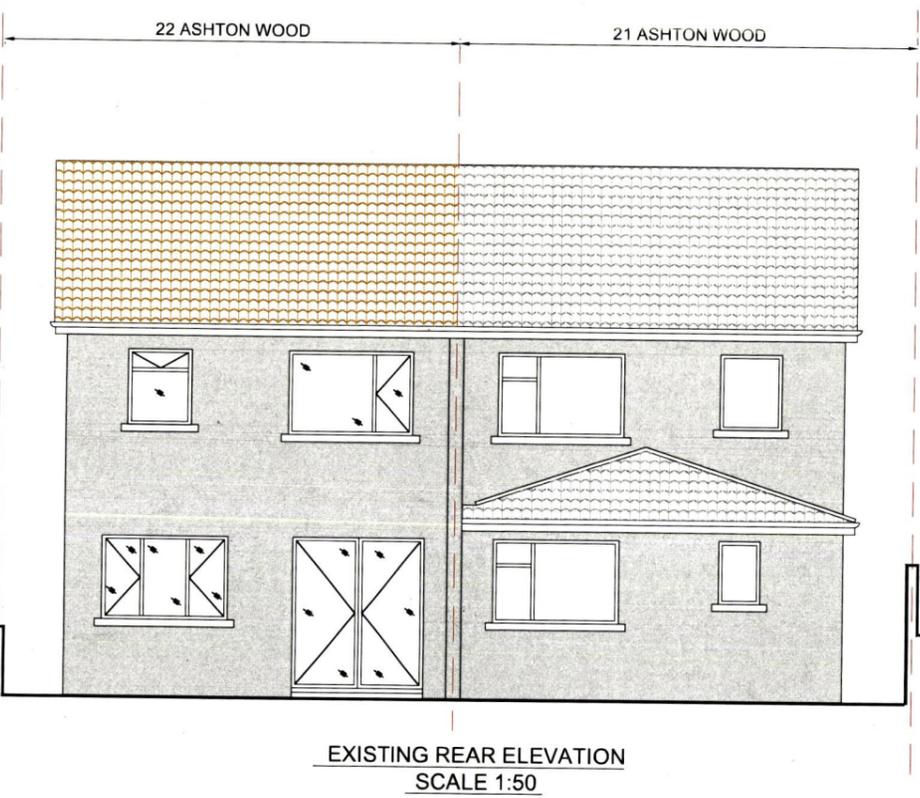
EXISTING FRONT ELEVATION
SCALE 1:50



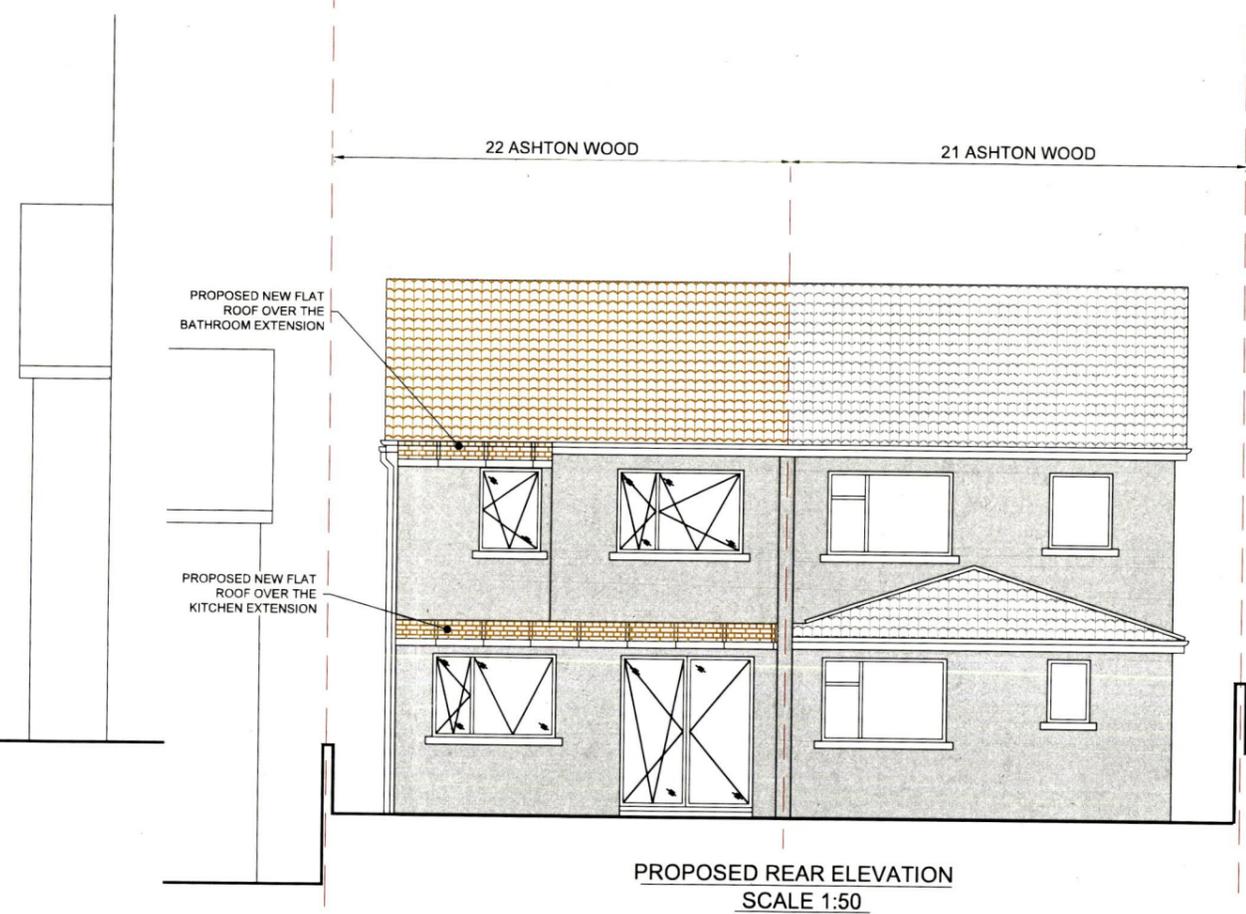
PROPOSED FRONT ELEVATION
SCALE 1:50

PROPOSED 100mm
INTERNAL INSULATION
AND FINISH TO MATCH
EXISTING

PROPOSED NEW PORCH
WITH NEW WINDOW
PANEL AND DOOR



EXISTING REAR ELEVATION
SCALE 1:50



PROPOSED REAR ELEVATION
SCALE 1:50

PROPOSED NEW FLAT
ROOF OVER THE
BATHROOM EXTENSION

PROPOSED NEW FLAT
ROOF OVER THE
KITCHEN EXTENSION

Rev	Description	Drawn	Checked	Date
P00	FOR DISCUSSION	-	-	-



MONIKA & MICHAL GALEZA

Client
22 ASHTON WOOD EXTENSION

Project
PROPOSED AND EXISTING ELEVATIONS

Dwg. Title
25_XX1 - CSE - SLW - ZZ - DR - XX - 2202

Drawn By: MWG Checked By: AS Date: JAN'26

Project Code: 25_XX1 - CSE - SLW - ZZ - DR - XX - 2202

Status Code: S0 WORK IN PROGRESS NTS
Scale @ A1

Revision: P01 FOR INFORMATION 25_XX1
Project Status: CSEA Job No.

PLANNING APPLICATION SPECIFICATION

FOR MICHAL GALEZA AND MONIKA WAGNER GALEZA

NOTE:

THIS DRAWINGS ARE FOR PLANNING APPLICATION PURPOSES ONLY.

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE IRISH BUILDING REGULATIONS.

FIGURE DIMENSION ONLY TO BE USED.

ALL PLUMBING AND ELECTRICAL WORKS TO COMPLY WITH LOCAL AUTHORITY GUIDELINES.

KEY	
	- EXISTING BUILDING
	- NEW CONSTRUCTION

CONSTRUCTION

FOUNDATIONS:

REINFORCED CONCRETE FOUNDATION MINIMUM SIZE 300x900mm. EXACT SIZE AND DEPTH TO BE ESTABLISHED BY ENGINEER ON SITE.

- A393 REINFORCING WITH MIN 100mm COVER
- ALL CONCRETE TO BE 20N20

EXTERNAL WALLS:

SUPPORTING WALL TO BE CONCRETE SOLID BLOCKS 225mm.

EXTERNAL WALLS ON THE FIRST FLOOR TO BE CONSTRUCTION OF 100mm CONCRETE BLOCK INNER LEAF, 60mm AERO-MARK INSULATION TO ACHIEVE A U VALUE OF 0.245W/m K, 40mm AIR CAVITY AND 100mm CONCRETE BLOCK OR BRICK OUTER LEAF. STAINLESS STEEL WALL TIES SPACED AT 750mm CENTRES HORIZONTALLY AND 450mm VERTICALLY. OUTSIDE LEAF TO BE RENDERED TO MATCH EXISTING WALLS.

FIRST FLOOR CONSTRUCTION:

18mm T & G TIMBER FLOORING ON RESILIENT MEMBRANE LAYER ON 12mm PLYWOOD ON 225 x 44mm FLOOR JOISTS @ MAX. 400mm CRS WITH 150mm QUILT INSULATION IN BETWEEN ON 12.5mm PLASTERBOARD WITH PLASTER SKIM & SELECTED PAINT FINISH.

- MIN BEARING FOR FLOOR JOISTS TO BE 100mm
- MIN LAP OF JOISTS OVER LOAD BEARING WALLS TO BE 600mm
- ALL TIMBERS TO SCB
- DOUBLE JOISTS SUPPORTING STUD WALLS TO BE NAILED

LINTELS :

- SUPPLY & FIT 100 x 75mm OR 100 x 150mm (TO S.E. SPEC.) DEEP P.C. LINTELS OVER ALL OPEs.
- ALLOW FOR MIN. 150mm BEARING AT EITHER END OF LINTEL.
- S/S EQUAL ANGLE LINTEL FOR STONE WALL FIXED TO CONC. LINTEL BLOCK SUPPORT.
- PROVIDE TO DRESS D.P.C. OVER ALL EXTERNAL LINTELS.

INTERNAL LIGHTWEIGHT PARTITIONS:

LIGHTWEIGHT PARTITIONS TO BE CONSTRUCTED OF 100x50mm STUDS AT 600mm CENTRES WITH 100mm WOOL INSULATION WITH BRIDGING AT MINIMUM 1200mm CENTRES AND LINED WITH 12.5mm PLASTERBOARD AND SKIMMED FINISH AND LEFT READY TO RECEIVE DECORATION.

ROOF CONSTRUCTION :

SIKA SINGLE PLY WATERPROOF MEMBRANE ROOF ON 50x25mm BATTENS ON TRADITIONAL TIMBER CONSTRUCTION INCLUDING 125x44mm RAFTERS AT 400mm CENTERS AND 200x50mm CEILING JOIST AT 400mm CENTERS, 100x75mm WALLPLATE. ALL SUPPORTED AND STRAPPED DOWN IN ACCORDANCE WITH RECOMMENDED PROCEDURES.

FASCIA & SOFFIT:

FASCIA AND SOFFIT TO MATCH EXISTING

WINDOWS:

TRIPLE GLAZED uPVC WINDOWS WITH NIGHT LATCHES AND LOCKS, ALL AS PER DRAWINGS AND TO CLIENTS CHOICE OF DESIGN AND COLOUR. WINDOWS IN ACCORDANCE WITH BUILDING REGULATIONS.

DRAINAGE

- BATH'S/SHOWER: FIT 42mm Ø UPVC WASTE WITH 75mm DEEP SEAL TRAP.
- WC'S: 100mm DIA UPVC WASTE WITH 50mm DEEP SEAL TRAP
- SINK: 42mm Ø UPVC WASTE WITH 75mm DEEP SEAL TRAP.
- PROVIDE TO CONNECT ALL WC'S TO 100mm Ø UPVC SVP CONNECTED TO MANHOLE

FINISHES :

- ALLOW TO PAINT ALL WALLS (MIN. 2 COATS OF EMULSION), ALL WOODWORK (MIN 2 COATS OF UNDERCOAT & 1 COAT OF GLOSS) AND TO STAIN & VARNISH ALL H/W FLOORS.
- ALL PAINT, STAIN & VARNISH, COLOURS & HUES TO BE AGREED WITH OWNER.
- ALLOW FOR 150mm MDF SKIRTING TO ALL ROOMS & 75mm MDF ARCHITRAVES

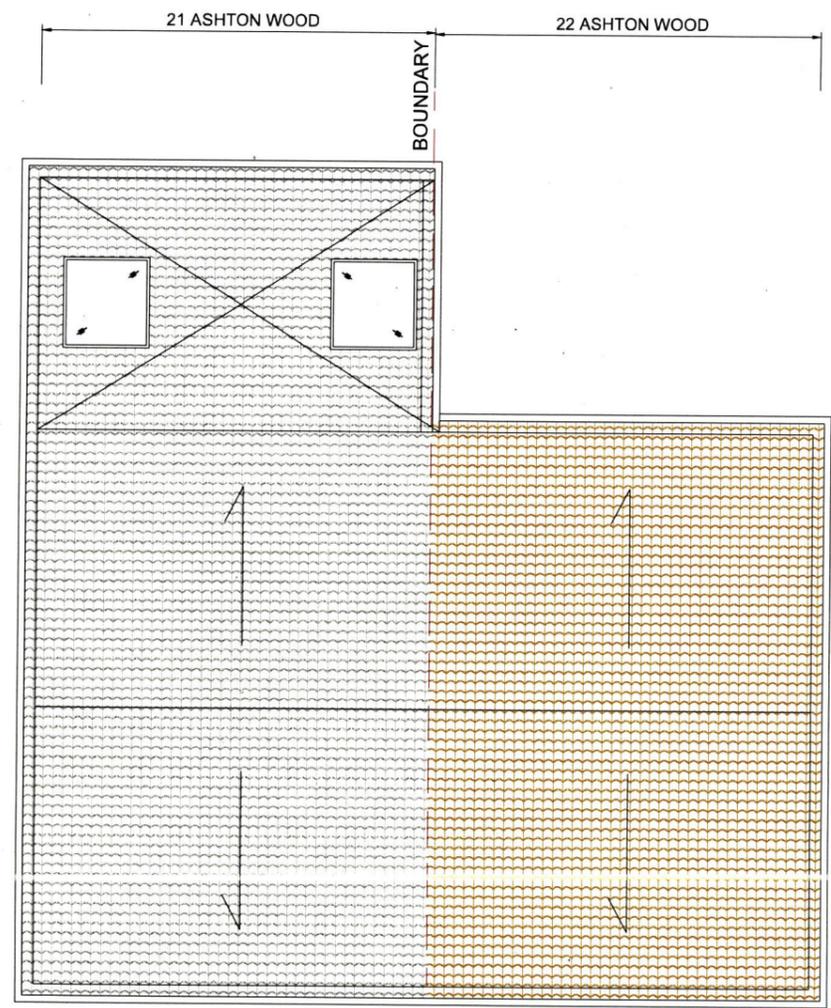
HEATING :

- REFER TO GENERAL SPECIFICATION FOR HEATING & DOMESTIC PLUMBING INSTALLATIONS.

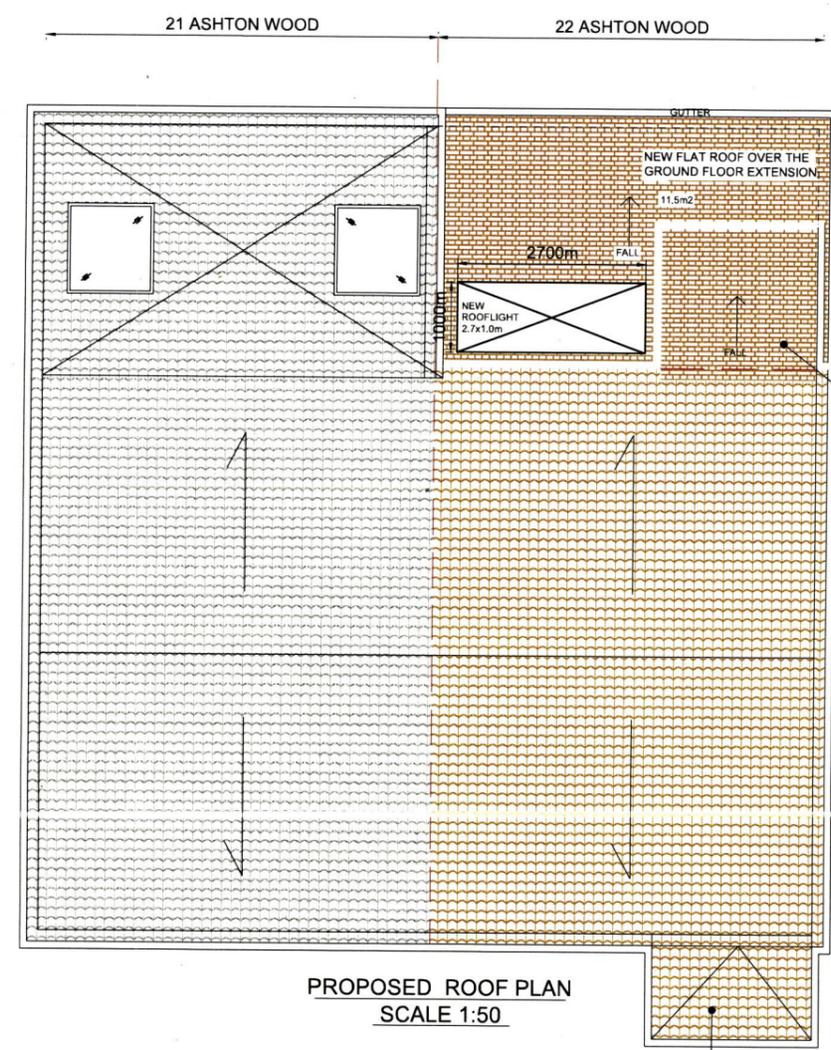
MECHANICAL & ELECTRICAL :

- REFER TO MECH & ELEC DRAWINGS.

NOTES:
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CONSTRUCTION. REFER TO GENERAL SPECIFICATION FOR
DETAILS OF MATERIALS



EXISTING ROOF PLAN
SCALE 1:50



PROPOSED ROOF PLAN
SCALE 1:50

NEW FLAT ROOF OVER
BATHROOM EXTENSION
ON FIRST FLOOR.
AREA 5m²

NEW ROOF OVER ENTRANCE
EXTENSION TO MATCH
EXISTING. AREA CIRCA 4m²

Rev	Description	Drawn	Checked	Date
P00	FOR DISCUSSION	-	-	-

Clifton Scannell Emerson
Associates

MONIKA & MICHAL GALEZA
Client

22 ASHTON WOOD EXTENSION
Project

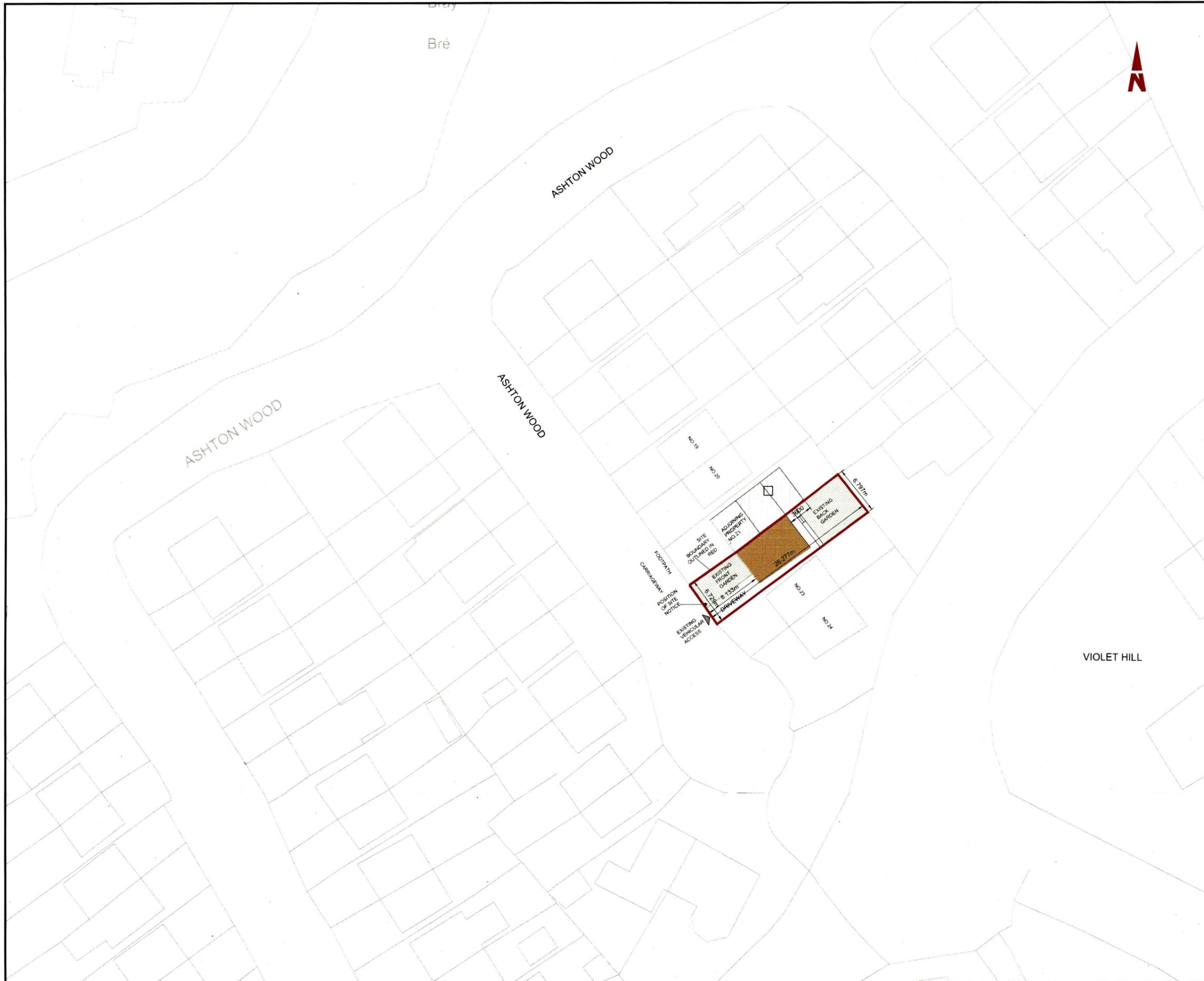
EXISTING AND PROPOSED PLANS
Dwg. Title
ROOF

Drawn By **MWG** Checked By **AS** Date **JAN'26**

Project Code	Originator	Zone Phase	Level	Type	Role	Dwg. No.
25_XX1 - CSE - SLW - ZZ - DR - XX - 2206						

S0	WORK IN PROGRESS	NTS
Status Code	Suitability Description	Scale @ A1
P01	FOR INFORMATION	25_XX1
Revision	Project Status	CSEA Job No.

NOTES:
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 EXISTING HOUSE AREA

 EXISTING BOUNDARY AREA - CIRCA 174m²
(0.0174 Ha)

Rev	Description	Drawn	Checked	Date

P00 FOR DISCUSSION



Client: MONIKA & MICHAL GALEZA

Project: 22 ASHTON WOOD EXTENSION

Design Title: EXISTING SITE LOCATION

Drawn By: MWG Checked By: AS Date: JAN'26

Project Code	Originator	Zone/Phase	Level	Type	Role	Dwg. No.
25_XX1	CSE	SLW	ZZ	DR	XX	2201

Status Code: S0 WORK IN PROGRESS Scale @ A1: 1:2500

Revision: P01 FOR INFORMATION Project Status: 25_XX1 CSEA Job No.



P00	FOR DISCUSSION			
Rev	Description	Drawn	Checked	Date



MONIKA & MICHAL GALEZA

22 ASHTON WOOD EXTENSION

EXISTING PLAN

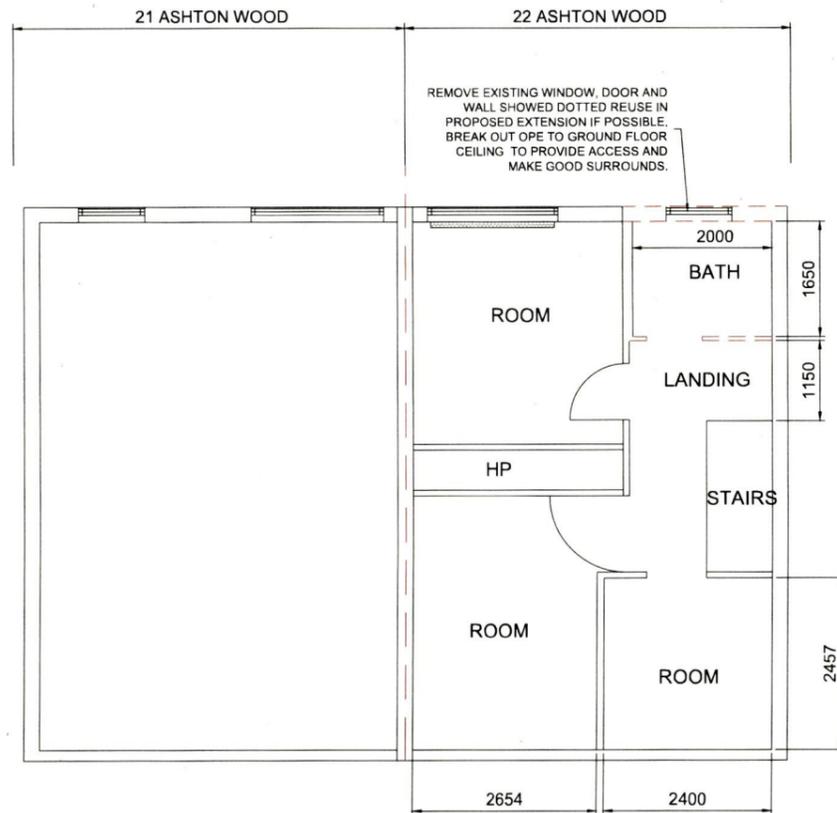
Drawn By: MWG Checked By: AS Date: NOV'25

Project Code	Originator	Zone/Phase	Level	Type	Role	Dwg. No.
25_XX1	CSE	SLW - ZZ - DR	XX	2200		

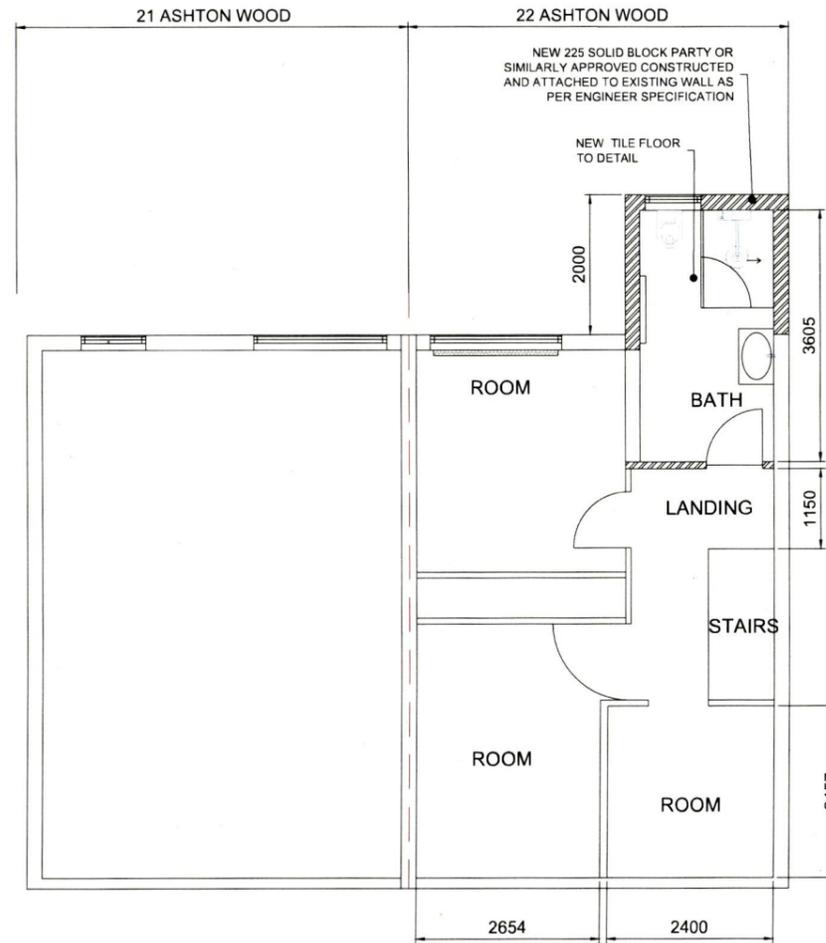
S0	WORK IN PROGRESS	1:1000
Status Code	Suitability Description	Scale @ A1

P01	FOR INFORMATION	25_XX1
Revision	Project Status	CSEA Job No.

NOTES:
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EXISTING FIRTS FLOOR PLAN
SCALE 1:50



PROPOSED FIRTS FLOOR PLAN
SCALE 1:50

Rev	Description	Drawn	Checked	Date
P00	FOR DISCUSSION	-	-	-



MONIKA & MICHAL GALEZA

Client
22 ASHTON WOOD EXTENSION
Project
EXISTING AND PROPOSED PLANS
FIRST FLOOR
Dwg. Title

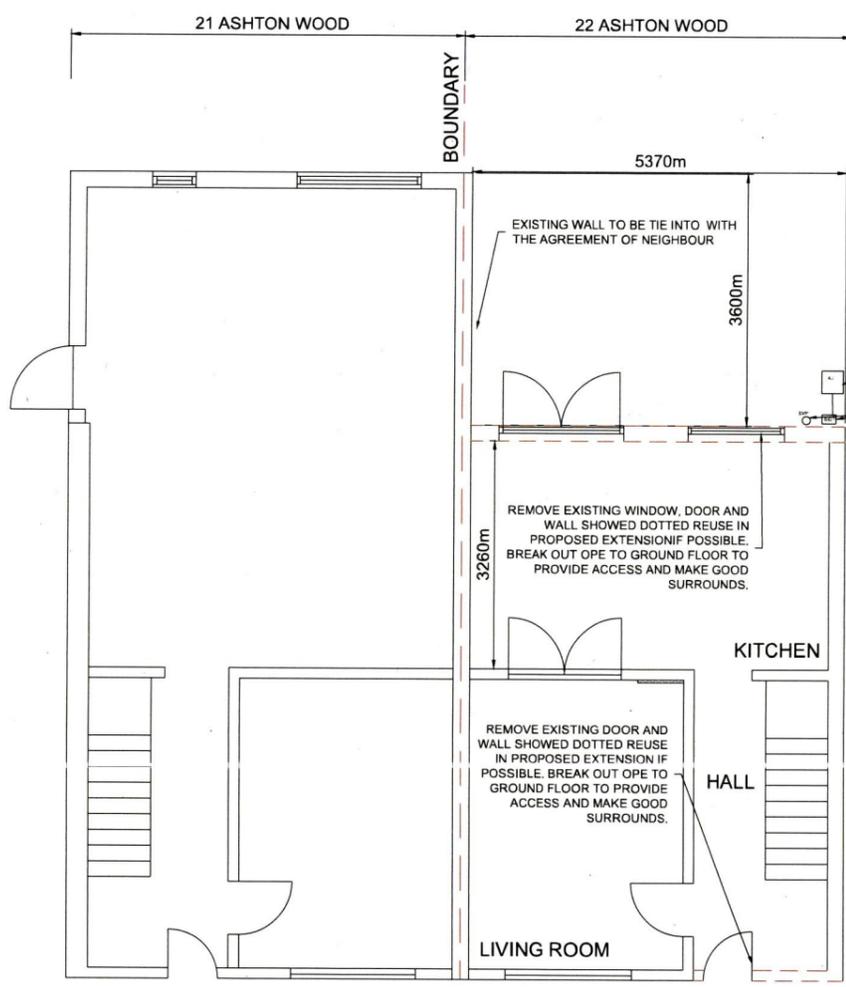
Drawn By MWG Checked By AS Date JAN'26

Project Code	Originator	Zone/Phase	Level	Type	Role	Dwg. No.
25_XX1	CSE	SLW	ZZ	DR	XX	2205

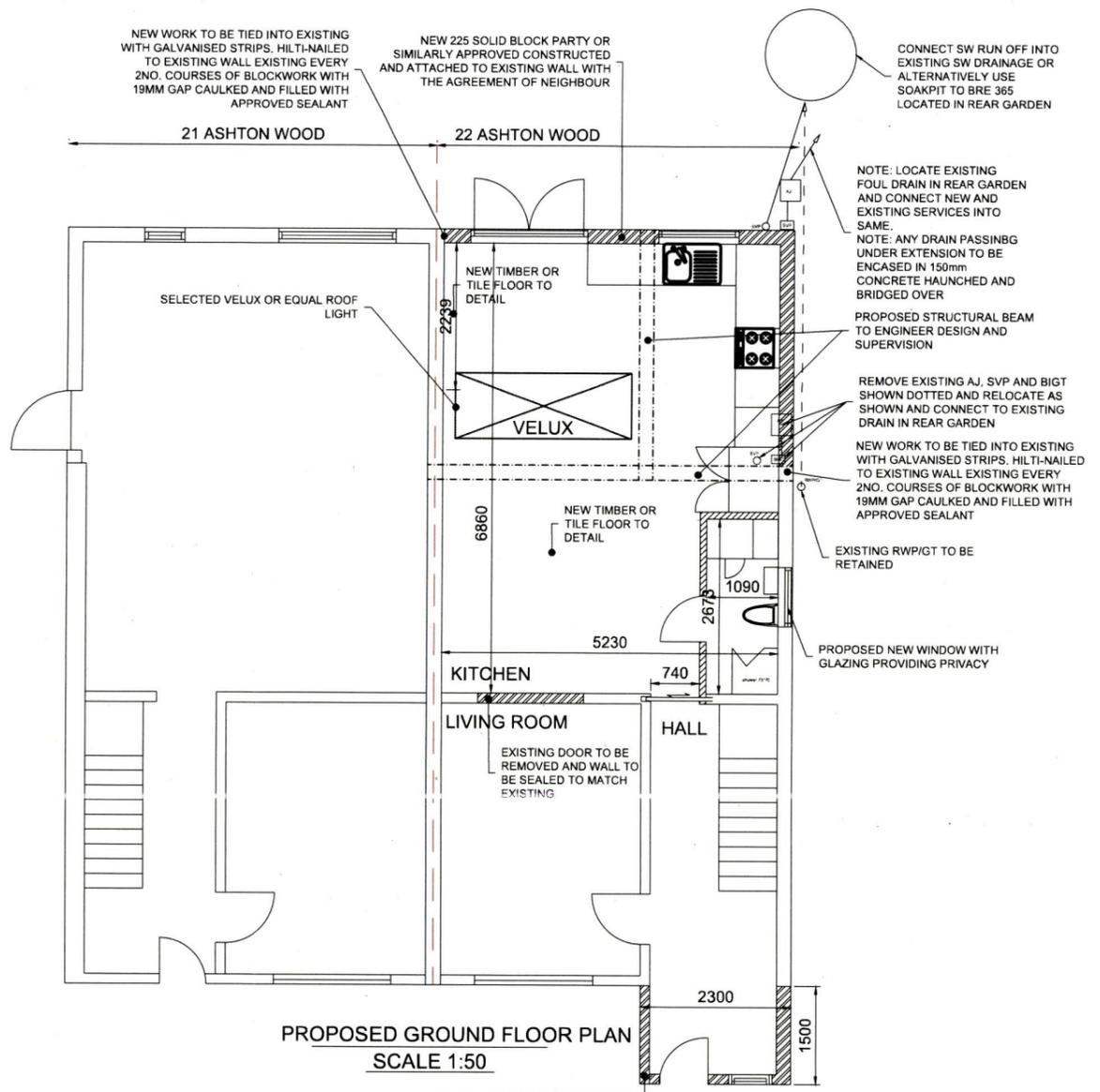
S0	WORK IN PROGRESS	NTS
Status Code	Suitability Description	Scale @ A1

P01	FOR INFORMATION	25_XX1
Revision	Project Status	CSEA Job No.

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EXISTING GROUND FLOOR PLAN
SCALE 1:50



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

NEW 225 SOLID BLOCK PARTY OR
SIMILARLY APPROVED CONSTRUCTED
AND ATTACHED TO EXISTING WALL

Rev	Description	Drawn	Checked	Date
P00	FOR DISCUSSION	-	-	-

Clifton Scannell Emerson
Associates

MONIKA & MICHAL GALEZA

Client

22 ASHTON WOOD EXTENSION

Project

EXISTING AND PROPOSED PLANS

Dwg. Title

GROUND FLOOR

Drawn By **MWG** Checked By **AS** Date **JAN'26**

Project Code	Originator	Zone/Phase	Level	Type	Role	Dwg. No.
25_XX1	CSE	SLW	ZZ	DR	XX	2204

S0	WORK IN PROGRESS	NTS
Status Code	Suitability Description	Scale @ A1
P01	FOR INFORMATION	25_XX1
Revision	Project Status	CSEA Job No.