



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

Pauline Stynes Architecture Services
Esker Hill
Kildangan
Monasterevin
Co. Kildare

26th Of March 2026

RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) -EX35/2026 for John Noble

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.





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

Applicant: John Noble

Location: 2 Albert Walk, Bray, Co. Wicklow

Reference Number: EX 35/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/347

A question has arisen as to whether “(i) the demolition of outbuilding c.1.5sqm, (ii) construction of a 15.3sqm two storey extension to rear” at 2 Albert Walk, Bray, Co. Wicklow is or is not exempted development.

Having regard to:

- a) The details received with the Section 5 Declaration on the 13/03/2026.
- 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).
- d) Schedule 2, Part.1, Class 1 and Class 50(a) of the Planning and Development Regulations 2001 (as amended).

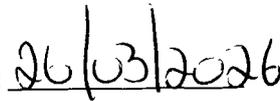
Main Reasons with respect to Section 5 Declaration:

- i. The demolition of the structure to the rear is considered to be development as set out in Schedule 2, Part 1, Class 50 (a); however, the development proposal does not come within the conditions and limitations of Class 50 (a)(1) as it abuts another building namely 63a Florence Rd, Bray.
- ii. The construction of a 15.3 sqm extension to the rear of a house is works and is therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- iii. The proposal is the type of the development set out in Schedule 2, Part 1, Class 1; however, it does not come within the conditions and limitations as set out under Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) as:
 - The above ground floor extension is a distance of less than 2 metres from the party boundary.
 - The construction of the extension reduces the area of private open space to less than 25sqm.
 - The window proposed above ground level are less than 11 metres from the boundary it faces.

The Planning Authority considers that “(i) the demolition of outbuilding c.1.5sqm, (ii) construction of a 15.3sqm two storey extension to rear” at 2 Albert Walk, Bray, Co. Wicklow is development and IS NOT exempted development.

Signed: 

ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Date: 

26/03/2026



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/347

Reference Number: EX 35/2026

Name of Applicant: John Noble

Nature of Application: Section 5 Referral as to whether "*(i) the demolition of outbuilding c.1.5sqm, (ii) construction of a 15.3sqm two storey extension to rear*" is or is not development and is or is not exempted development.

Location of Subject Site: 2 Albert Walk, Bray, Co. Wicklow

Report from: Holly O'Connor, EP, Patrice Ryan, SEP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "*(i) the demolition of outbuilding c.1.5sqm, (ii) construction of a 15.3sqm two storey extension to rear*" at 2 Albert Walk, Bray, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

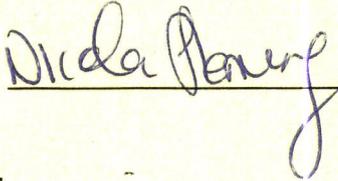
- a) The details received with the Section 5 Declaration on the 13/03/2026.
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended).
- c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- d) Schedule 2, Part.1, Class 1 and Class 50(a) of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- i. The demolition of the structure to the rear is considered to be development as set out in Schedule 2, Part 1, Class 50 (a); however, the development proposal does not come within the conditions and limitations of Class 50 (a)(1) as it abuts another building namely 63a Florence Rd, Bray.
- ii. The construction of a 15.3 sqm extension to the rear of a house is works and is therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- iii. The proposal is the type of the development set out in Schedule 2, Part 1, Class 1; however, it does not come within the conditions and limitations as set out under Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) as:
 - The above ground floor extension is a distance of less than 2 metres from the party boundary.
 - The construction of the extension reduces the area of private open space to less than 25sqm.
 - The window proposed above ground level are less than 11 metres from the boundary it faces.

Recommendation

The Planning Authority considers that "(i) the demolition of outbuilding c.1.5sqm, (ii) construction of a 15.3sqm two storey extension to rear" at 2 Albert Walk, Bray, Co. Wicklow is development and is not exempted development as recommended in the planning reports.

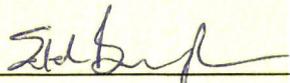
Signed: 

Date: 25/03/2026

ORDER:

I HEREBY DECLARE:

THAT "(i) the demolition of outbuilding c.1.5sqm, (ii) construction of a 15.3sqm two storey extension to rear" at 2 Albert Walk, Bray, Co. Wicklow is development and is not exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: 

Date: 26/3/2026

T/Senior Planner
Planning, Economic & Rural Development

**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

PLANNING REPORT SECTION 5 APPLICATION

TO: EDEL BERMINGHAM S.P/ PATRICE RYAN S.E.P
FROM: HOLLY O'CONNOR E.P.
SUBJECT REF: EX 35/2025
DECISION DATE: 09/04/2026
APPLICANT: JOHN NOBLE
ADDRESS: 2 ALBERT WALK, BRAY
EXEMPTION QUERY: EXTENSION TO REAR

Site Location:

The subject site is located in the urban area of Bray, along Albert Walk, on lands zoned Gateway Transport Hub. The subject site consists of a two storey, middle terrace town house that has a shop front single storey extension to the front which appears to be a later addition to the original dwelling.

Planning History:

None on subject site.

Land use:

Settlement: Bray Municipal District Local Area Plan 2018
 Zoning: GTH- Gateway transport hub

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

Schedule 2, Part 1, Exempted Development – General

Column 1 Description of Development	Column 2 Conditions and Limitations
<p>Development within the curtilage of a house 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.</p>	<p>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.</p> <p>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.</p>

	<p>(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.</p> <p>(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.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>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.</p> <p>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.</p> <p>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,</p>
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	<p>any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
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Schedule 2: Part 1, Class 50

<p><i>CLASS 50 (a)</i></p> <p><i>The demolition of a building, or buildings, within the curtilage of—</i></p> <p><i>(i) a house,</i></p> <p><i>(ii) an industrial building,</i></p> <p><i>(iii) a business premises, or</i></p> <p><i>(iv) a farmyard complex.</i></p>	<p>1. <i>No such building or buildings shall abut on another building in separate ownership.</i></p> <p>2. <i>The cumulative floor area of any such building, or buildings, shall not exceed:</i></p> <p><i>(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and</i></p> <p><i>(b) in all other cases, 100 square metres.</i></p> <p>3. <i>No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.</i></p>
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Declaration details submitted:

Existing outbuilding removed

Construction of new two storey extension to the rear (15.3qm & 6.1m high).

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. I am satisfied that the proposal would involve works of construction and therefore the proposal does constitute development.

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

The demolition of the existing small structure to the rear is the type of development that is set out in

Schedule 2: Part 1, Class 50 (a). The building abuts another building in separate ownership (HENRY & ROSE, 63A FLORENCE ROAD, BRAY) and therefore is not exempt as per Class 50 (a) (1).

Schedule 2, Pt.1 Class 1 of the Planning and Development Regulations 2001 (as amended) states that the following constitutes exempted development:

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.

<p><i>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</i></p> <p><i>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.</i></p> <p><i>(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.</i></p>	<p>Extension of 15.3 sqm in gross floor area.</p> <p>The above ground extension is 9.6sqm</p> <p>N/A- terraced dwelling</p>
<p><i>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.</i></p> <p><i>(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.</i></p> <p><i>(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</i></p>	<p>Potential previous front extension likely to be pre 1964.</p> <p>Total extension would fall below 40sqm.</p> <p>The house is terrace with no previous above ground extension.</p> <p>N/A- single storey</p>

<p><i>level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</i></p>	
<p>3. <i>Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</i></p>	<p>The above ground extension is 1.735m from the western boundary and on the north and southern boundaries.</p>
<p>4. <i>(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.</i></p> <p><i>(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.</i></p> <p><i>(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.</i></p>	<p>Extension wall does not exceed the height of the rear wall of the house.</p> <p>N/A</p> <p>Height of the extensions roof does not exceed the height of the highest part of the roof of the dwelling.</p>
<p>5. <i>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.</i></p>	<p>The dwelling did not have 25sqm open space originally and the reduction in space reduces it to c.9sqm.</p>
<p>6. <i>(a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</i></p> <p><i>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</i></p> <p><i>(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at</i></p>	<p>Proposed rear windows are 1.7m from boundary.</p> <p>The above ground window is 1.7m from the western boundary.</p> <p>N/A</p>

<i>above ground level shall not be less than 11 metres from the boundary it faces.</i>	
7. The roof of any extension shall not be used as a balcony or roof garden.	It is not indicated that the existing roof is to be used as a balcony or roof garden.

It is noted that the proposed works to which article 6 relates shall not be exempted development for the purposes of the Act if the carrying out of such works would contravene with the limitations as set out per Article 9 (1).

Recommendation:

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

- Demolition of outbuilding c.1.5sqm
- 15.3sqm two storey extension to rear

at 2 Albert Walk, Bray, A98VK03, constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority considers that the Demolition of the outbuilding and construction to the rear two storey extension **is development** and **is NOT exempted development.**

Main Considerations with respect to Section 5 Declaration:

- a) The details received with the Section 5 Declaration on the 13/03/2026
- 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).
- d) Schedule 2, Part.1, Class 1 of the Planning and Development Regulations 2001 (as amended)
x class 50(a)



Main Reasons with respect to Section 5 Declaration

- The demolition of the structure to the rear is considered to be development as set out in Schedule 2, Part 1, Class 50 (a); however, the development proposal does not come within the conditions and limitations of Class 50 (a)(1) as it abuts another building namely 63a Florence Rd, Bray.
- The construction of a 15.3 sqm extension to the rear of a house is works and is therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- The proposal is the type of the development set out in Schedule 2, Part 1, Class 1; however, it does not come within the conditions and limitations as set out under Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) as:
 - The above ground floor extension is a distance of less than 2 metres from the party boundary.
 - The construction of the extension reduces the area of private open space to less than 25sqm.

- The window proposed above ground level are less than 11 metres from the boundary it faces.

Holly O'Connor

Date 25/03/2026

Holly O'Connor E.P

Agreed as overvalued.

Paul

SEP 25 103/2026

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Holly O'Connor **FROM: Aoife Kinsella**
Executive Planner **Clerical Officer**

**RE: - EX35/2026 - 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 13/03/2026.

The due date on this declaration is the 09/04/2026.

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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Pauline Stynes Architecture Services
Esker Hill
Kildangan
Monasterevin
Co. Kildare

18th of March 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX35/2026 for John Noble

A Chara

I wish to acknowledge receipt on 13/03/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 09/04/2026.

Mise, le meas

Aoife Kinsella
Aoife Kinsella
Clerical Officer
Planning, Economic & Rural Development



Thomas J. O'Neill, B.E.

Telephone: (086) 811 3084
Email: tjonbe@gmail.com

Consulting Engineer

8, Cumberland Street,
Dun Laoghaire,
Co. Dublin.

REPORT ON PREMISES

NO. 2, ALBERT WALK,

BRAY,

CO. WICKLOW

for

JOHN NOBLE, ESQ.

September, 2025.

Thomas J. O'Neill, B.E.

Telephone: (086) 811 3084
Email: tjonbe@gmail.com

Consulting Engineer

8, Cumberland Street,
Dun Laoghaire,
Co. Dublin

1.0 INTRODUCTION & SUMMARY:-

1.1 BRIEF:-

The undersigned was instructed by John Noble, Esq., owner of the premises No. 2, Albert Walk, Bray, Co. Wicklow to inspect the premises and to prepare this report describing the structural condition of the premises. The premises was the subject of a preliminary report by the writer dated 14th October, 2022 at which time the premises was leased to a tenant who had not been resident for some two years, with the result that access to the interior was not available. The 2022 report is attached hereto for ease of reference.

1.2 INSPECTION:-

The premises was inspected on the 2nd September, 2025. The premises was vacant. No opening-up was carried out to examine directly underlying structural fabric. The conclusions herein are, therefore, based on superficial examination and the presence/absence of surface manifestations of underlying defects.

1.3 SUMMARY:-

The premises is a two storey building, approximately 100 years old, with a single storey flat roofed extension added to the front in the early 1960's. The quality of construction of the extension was initially very poor and is now in such a condition that any occupation of the building should not resume until the defects are addressed.

2.0 REPORT:-

2.1 GENERAL:-

The premises is a 2 storey terraced building. Photograph No. 1 in the appendix to this report shows the front elevation of the premises. The 2 storey building appears to have been originally constructed in excess of 100 years ago and appears to be of similar construction to the other buildings on Albert walk. The front single storey section, based on local knowledge, was added in the early 1960's. The adjoining building No. 1, Albert Walk is a modern building, constructed in the last 30 years.

2.2 CONSTRUCTION:-

The walls of the two-storey section are mass "no-fines" concrete, 450 mm thick on the lower storey, reducing to 225 mm thick on the upper storey. The main roof is tile covered on a single "A" cut timber roof with a raised ceiling tie, as shown on photograph No. 2. The single storey extension to the front of both buildings (i.e. Nos. 2 & 3) was poorly constructed. The flat roof is a poor quality 100 mm concrete slab supported on 125 mm timber joists spanning onto a timber beam within the timber shopfront. The dividing partition between the two buildings, single storey section, is a timber stud partition, lined with timber boarding.

2.3 CONDITION OF PREMISES:-

The premises appears to be in poor structural condition. The following items are of particular concern:-

2.3.1 SINGLE STOREY SECTION AT FRONT:-

The shop-front and flat roof was removed and replaced in adjoining building No. 3, Albert walk in 2022.. The roof slab was removed and replaced with a new timber roof deck, supported by new treated timber beams. During the course of these works, it was observed that there was extensive decay in the supporting timbers to the concrete roof deck of No. 2. This was caused by ingress of water from the poor quality roof weathering membrane. The concrete was observed to be very poor quality in No. 3 – the quality of the concrete in No. 2 can be assumed to be no better. The roof membrane of No. 2 was replaced in order to protect the replaced roof structure of No. 3. There is major concern that there could be a catastrophic structural collapse of the flat roof structure of No. 2 due to the heavy loading (100 mm

concrete slab) on decayed supporting timbers. The risk of such happening would be greatly increased if the roof was subjected to a heavy snow load. (*Note: the foregoing observations were set out in the writer's report of October, 2022. They are still applicable.*)

2.3.2 SEPARATION BETWEEN THE BUILDINGS:-

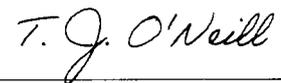
The timber stud partition between the buildings in the front single storey section poses a high risk of fire spread between the buildings. A fire-resistant plasterboard slab was fixed to the interior of No. 2, which improves the situation somewhat but it is very important for both premises that proper fire separation is achieved.

2.3.3 OUTWARD LEAN ON BACK WALL:-

The raised ceiling tie construction described in 2.2 above has resulted in an outward lean of about 70 mm in the rear wall of the adjoining building, No. 3, Albert Walk. This was addressed by the installation of bracing steelwork in No. 3, Albert Walk (note: this was not designed by the writer). This bracing has given some benefit to the rear wall of No.2, Albert Walk. Upon close examination of the rear wall of No. 2 no additional bracing is deemed necessary. Any new rear extension walls will have a desirable buttressing effect on this wall.

3.0 **CONCLUSION:-**

The concerns expressed in the writer's report of October, 2022 concerning the dangerous structural condition of the front extension to the premises still apply. The original section of the premises is in a reasonable structural condition. The decorative condition is very poor and the premises is effectively derelict.



Thomas J. O'Neill, BE, CEng, MIEI.

Dated this 15th day of September, 2025.

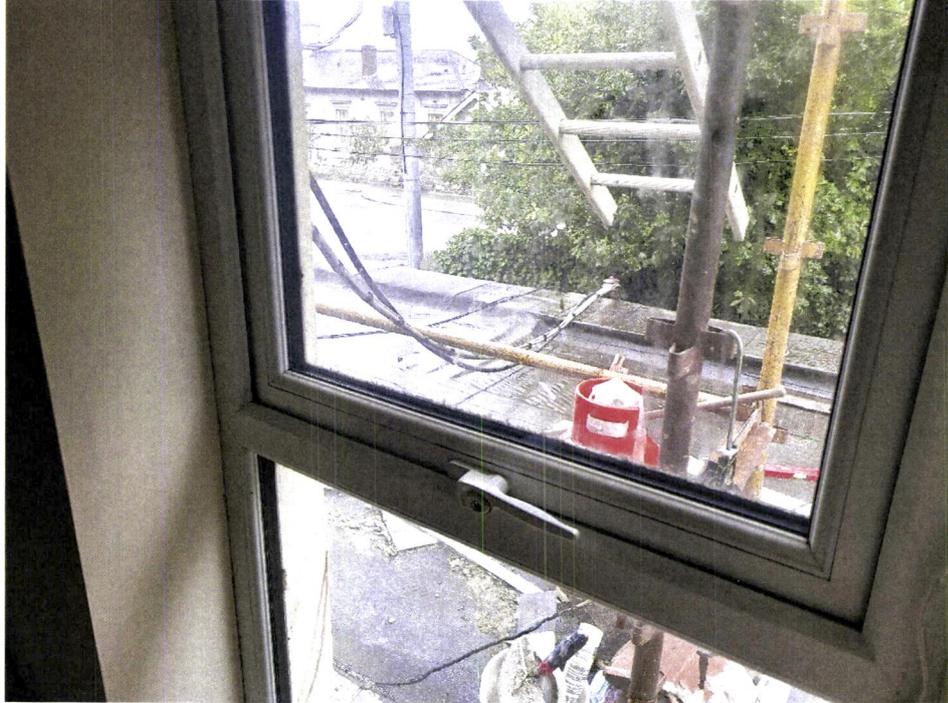
Appendix



Photograph No. 1 Front Elevation.



Photograph No. 2 Raised tie roof ceiling



Photograph No. 3 (Flat roof – taken from No. 3)



Photograph No. 4 (Rear Wall)

Wicklow County Council
County Buildings
Wicklow
0404-20100

13/03/2026 13 10 28

Receipt No L11/0/360492

JOHN NOBEL
2 ALBERT WALK
BRAY
WICKLOW

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

Total 80 00 EUR

Tendered
Credit Card 80 00

Change 0 00

Issued By Annmarie Ryan
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 13 MAR 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: John Noble
Address of applicant: _____
Ballycullen Ashford Co Wicklow A67NX63

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

2. Agents Details (Where Applicable)

- (b) Name of Agent (where applicable) __
PAULINE STYNES ARCHITECTURE SERVICES

Address of Agent :
ESKER HILL, KILDANGAN, MONASTEREVIN, CO.KILDARE

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

3. Declaration Details

i. Location of Development subject of Declaration _____
2 Albert Walk Bray Co Wicklow A98VK03

ii. Are you the owner and/or occupier of these lands at the location under i. above ?
Yes/ **Yes**

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier _____
N/A

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

PROPOSED REAR EXTENSION TO NO. 2 Albert Walk Bray Co Wicklow A98VK03

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration _____
PROPOSED EXTENSION TO REAR

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 _____

P-100 SITE LOCATION

P-200 EXISTING LAYOUT AND ELEVATIONS

P-201 PROPOSED LAYOUT AND ELEVATIONS

Fee of € 80 Attached _____

Signed :  Dated : 13.03.2026
AGENT PAULINE STYNES ARCHITECTURE SERVICES
SIGNED ON BEHALF OF JOHN NOBLE

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.

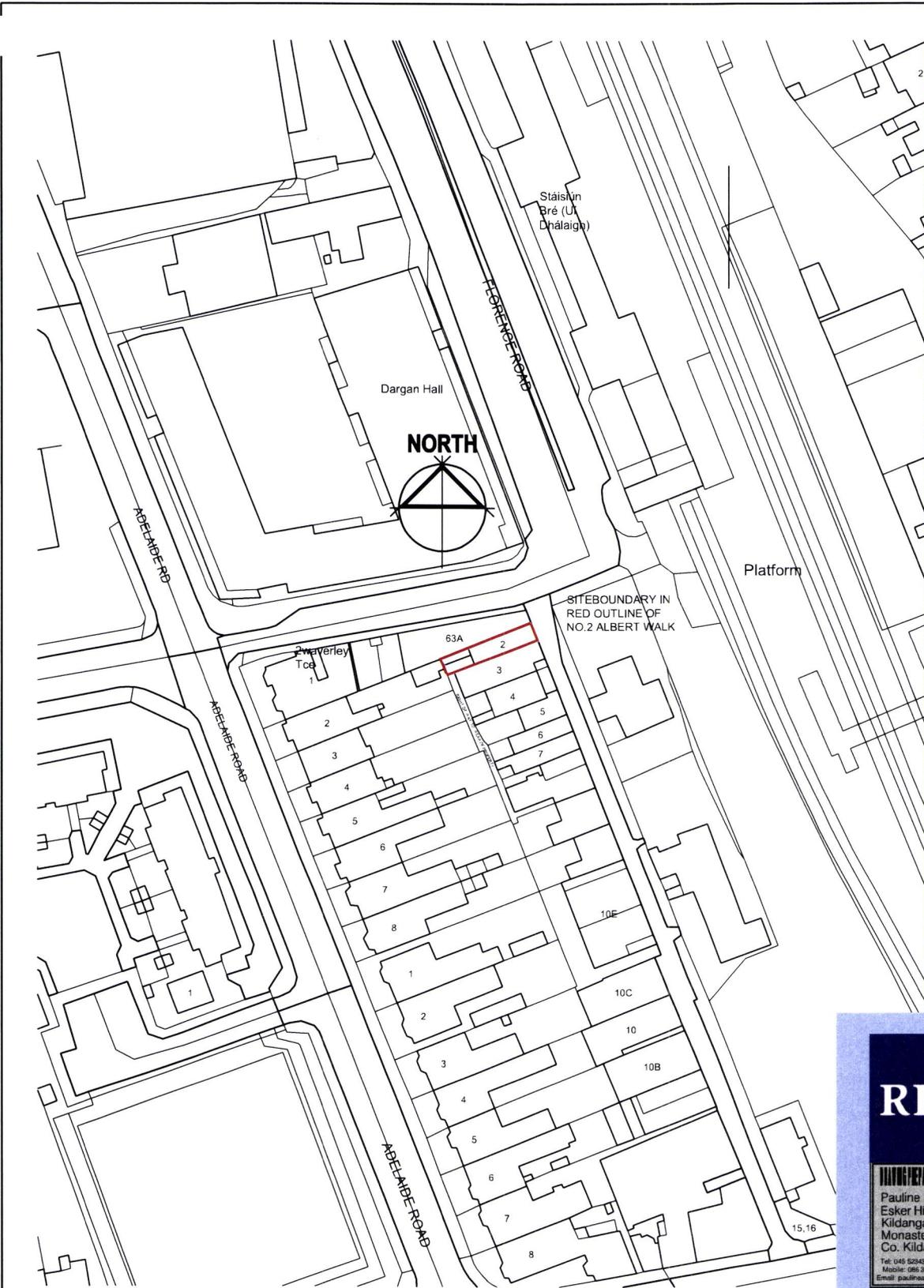
B. Land Reclamation -

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.



Description: Digital Landscape Model (DLM)

Publisher / Source: **Julie Egan**

Data Source / Reference: PRIME

File Format: Autodesk AutoCAD (DWG_R2013)

File Name: v_08522885_1.dwg

Clip Extent / Area of Interest (AOI):
 LUL,LYR= 726754.9775,718611.3759
 LRL,LRV= 726926.9775,718611.3759
 ULL,ULY= 726754.9775,718644.3759
 URL,URV= 726926.9775,718844.3759

Projection / Spatial Reference: IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
 X,y= 726946.9775,718717.8759

Reference Index:
 Map Series / Map Sheets: 1:1,000 | 3568-09 | 1:1,000 | 3568-14

Data Extraction Date: 04-Mar-2026

Source Data Release: DCM5 Release v1.06 111

Product Version: Version 1.4

License / Copyright: Compiled and published by: **Julie Egan**, Project: **Bray**, Dublin 8, Ireland, 0868284

Description: Historic 67 Latest Edition

Publisher / Source: **Julie Egan**

Data Source / Reference: 62_08674627a-018

Revision Date: 31-Dec-1937
 Survey Date: 31-Dec-1937
 Levelled Date: 31-Dec-1948

ww84: Revision Date: 31-Dec-1937
 Survey Date: 31-Dec-1937
 Levelled Date: 31-Dec-1948

ww86: Revision Date: 31-Dec-1937
 Survey Date: 31-Dec-1937
 Levelled Date: 31-Dec-1948

DN26: Revision Date: 31-Dec-1937
 Survey Date: 31-Dec-1937
 Levelled Date: 31-Dec-1948

File Format: Tagged Image File Format (TIFF)

File Name: 0_08522885_1.tif

Clip Extent / Area of Interest (AOI):
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 LRL,LRV= 726657.9775,716266.8759
 ULL,ULY= 726623.9775,721188.8759
 URL,URV= 726657.9775,721188.8759

Projection / Spatial Reference: IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
 X,y= 726646.9775,718717.8759

Data Extraction Date: 04-Mar-2026

Product Version: 1.4

SITE LOCATION SCALE 1:1000
SITE BOUNDARY OUTLINE IN RED

ORDNANCE SURVEY IRELAND
 OSI NUMBERS -
 WW004 WW008 DN026
 Sheet no. 3568-09 3568-14
 55.70msq / 0.0055Hectares

Architectural Technologist

RIAI

2023

TRAINING PREPARED BY: ARCHITECT TECHNICIAN

Pauline Stynes (Dip Arch Tech)
 Esker Hill
 Kildangan
 Monasteravin
 Co. Kildare

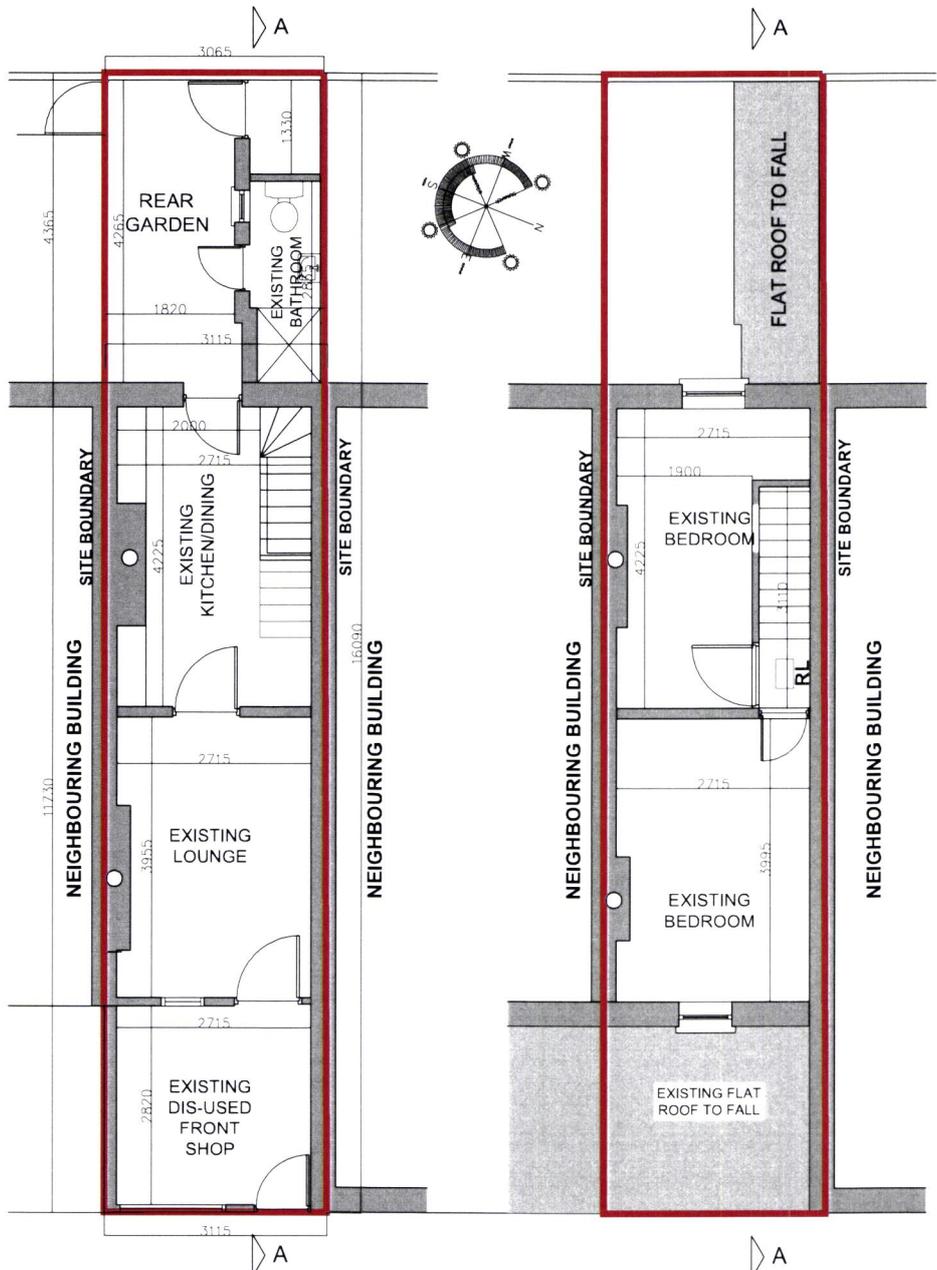
Tel: 049 528493
 Mobile: 085 2746048
 Email: paulina@stynes@gmail.com

EXISTING TERRACE DWELLING NO.2 ALBERT WALK BRAY CO. WICKLOW A88VK03

FOR: MR. JOHN NOBLE NO.2 ALBERT WALK BRAY CO. WICKLOW A88VK03

SCALE @ 1:1000

PROJECT NO.	DRG. NO.	REV.
2026-17	P-100	REV 00

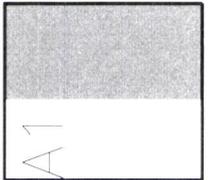


EXISTING GROUND FLOOR LAYOUT 30.65QM

Scale 1:50

EXISTING FIRST FLOOR LAYOUT 22.75msq

Scale 1:50



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REV	DATE



EXISTING SOUTH FACING ELEVATION

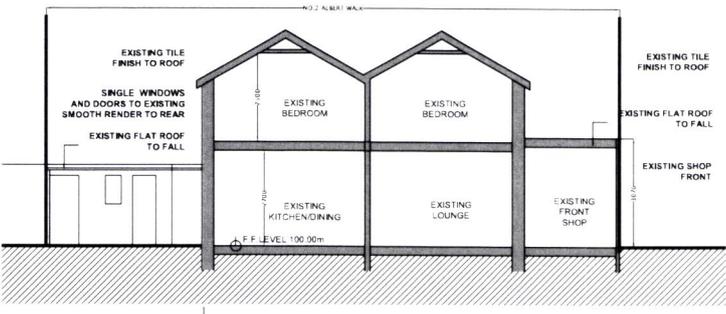
Scale 1:50



EXISTING SOUTH FACING ELEVATION

Scale 1:50

NOTE: ALL DIMS TO BE TAKEN ON SITE
 FINISHED FLOOR LEVEL 100.00m
 SHADE INDICATES EXISTING WORKS



SECTION A-A

Scale 1:100

**THIS IS A SECTION 5 APPLICATION DRAWING ONLY
 ALL STEEL TO STRUCTURAL ENGINEER DETAILS AND SPEC**

RIAI Architectural Technologist
2023

ARCHITECT FIRM
 Pauline Shynes (Dip Arch Tech)
 Essex Hill
 Kidlington
 Monksleyn
 Co. Oxford
 Tel: 044 22445
 Mobile: 078 00406
 Email: pauline@pshynes.co.uk

EXISTING TERRACE DWELLING
 NO.2 ALBERT WALK
 BRAY
 CO. WICKLOW
 A98W03

FOR: MR. JOHN NOBLE
 NO.2 ALBERT WALK
 BRAY
 CO. WICKLOW
 A98W03

SCALE @ 1:50 & 1:100 DATE: FEBRUARY 2023

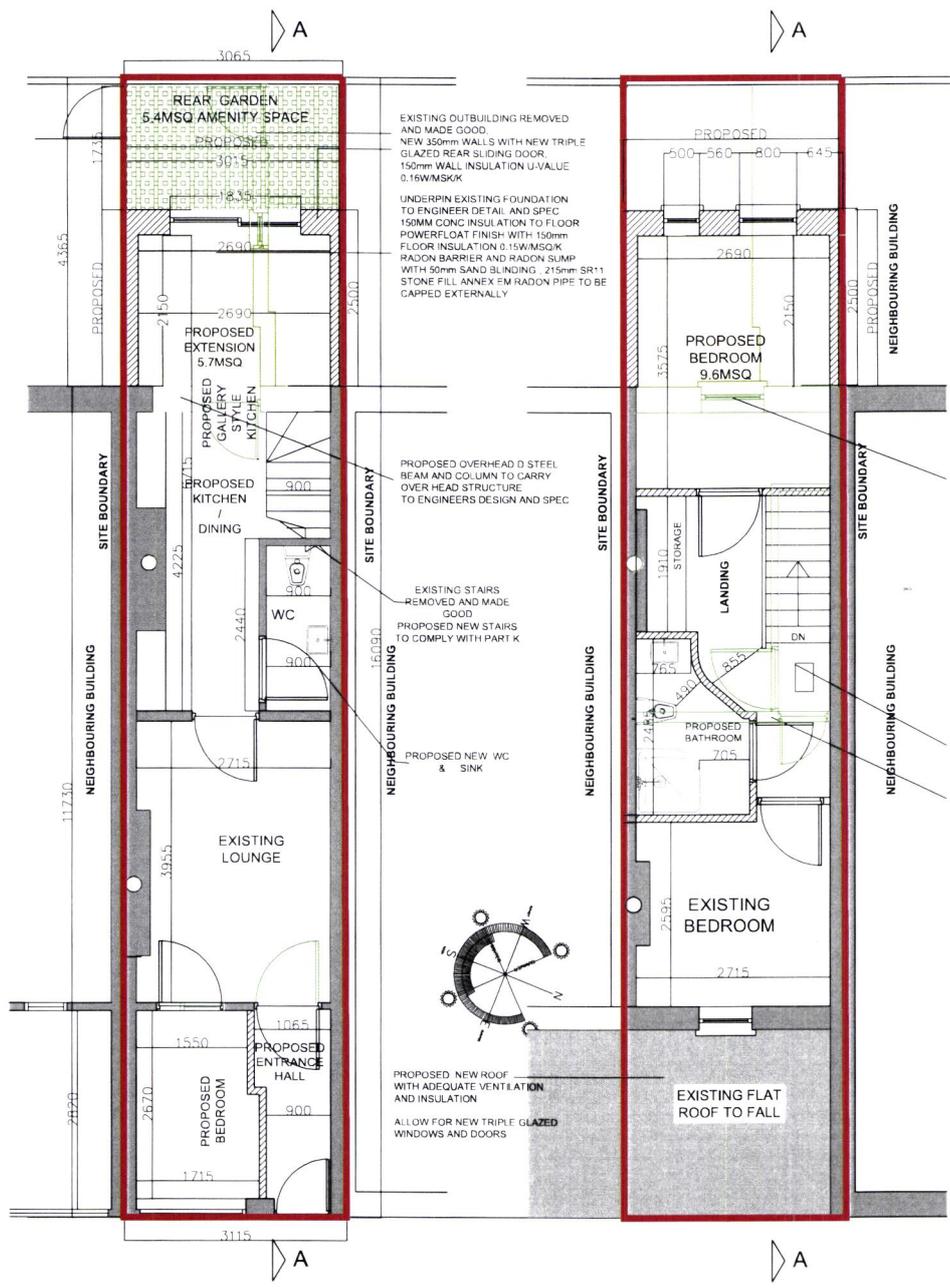
PROJECT NO. DRG. NO. REV.
 2023-17 P-200 REV 00

**THIS IS A SECTION 5 APPLICATION DRAWING ONLY
ALL STEEL TO STRUCTURAL ENGINEER DETAILS AND SPEC**

A2

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REV	DATE



ALL WINDOWS AND DOORS TO BE TRIPLE GLAZED PASSIVE HOUSE STANDARDS U-VALUE 0.8WMSQ/K

UNDERPIN EXISTING FOUNDATION TO ENGINEER DETAIL AND SPEC 150MM GRC INSULATION TO FLOOR POWERFLOAT FINISH WITH 150mm FLOOR INSULATION 0.15WMSQ/K RADON BARRIER AND RADON SUMP WITH 50mm SAND BLINDING, 215mm SR11 STONE FILL ANNEX EM RADON PIPE TO BE CAPPED EXTERNALLY

DASHED GREEN LINE DENOTES WORKS TO BE REMOVED AND MADE GOOD. ALL NEW WALLS CONCRETE BLOCK 100mm 11TH 150mm FULL FILL CAVITY WALL INSULATION - U-VALUE 0.18WMSQ/K

PROPOSED NEW WALL DASHED GREEN LINE DENOTES EXISTING STAIRS TO BE REMOVED

PROPOSED NEW ROOFLIGHT NEW ROOF STRUCTURE AND SLATE FINISH
PROPOSED STEEL SUPPORT OVER STAIRS

EXISTING OUTBUILDING REMOVED AND MADE GOOD. NEW 350mm WALLS WITH NEW TRIPLE GLAZED REAR SLIDING DOOR. 150mm WALL INSULATION U-VALUE 0.16WMSQ/K
UNDERPIN EXISTING FOUNDATION TO ENGINEER DETAIL AND SPEC 150MM GRC INSULATION TO FLOOR POWERFLOAT FINISH WITH 150mm FLOOR INSULATION 0.15WMSQ/K RADON BARRIER AND RADON SUMP WITH 50mm SAND BLINDING, 215mm SR11 STONE FILL ANNEX EM RADON PIPE TO BE CAPPED EXTERNALLY

PROPOSED OVERHEAD D STEEL BEAM AND COLUMN TO CARRY OVER HEAD STRUCTURE TO ENGINEERS DESIGN AND SPEC

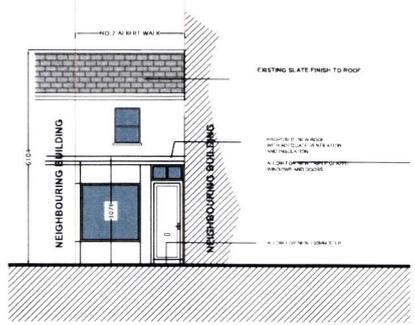
EXISTING STAIRS REMOVED AND MADE GOOD
PROPOSED NEW STAIRS TO COMPLY WITH PART K

PROPOSED NEW WC & SINK

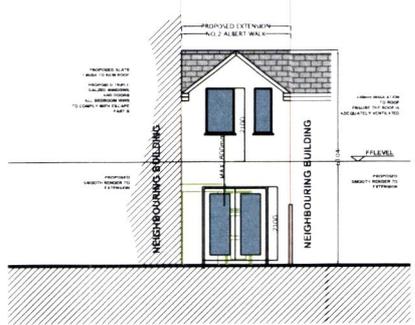
PROPOSED NEW ROOF WITH ADEQUATE VENTILATION AND INSULATION
ALLOW FOR NEW TRIPLE GLAZED WINDOWS AND DOORS

PROPOSED GROUND FLOOR LAYOUT 36.28QM
Scale 1:50

PROPOSED FIRST FLOOR LAYOUT 29.25msq
Scale 1:50



PROPOSED NORTH EAST FACING ELEVATION
Scale 1:50



PROPOSED SOUTH WEST REAR ELEVATION
Scale 1:50

NOTE: ALL DIMS TO BE TAKEN ON SITE
INDICATES PROPOSED NEW WORKS = 11.4MSQ
HATCH INDICATES PROPOSED WORKS
SHADE INDICATES EXISTING WORKS
DASHED LINES INDICATES WORKS TO BE REMOVED
FINISHED GROUND FLOOR LEVEL 100.00m

RIAI Architectural Technologist 2023

PAULINE SHYMS
Architect Technician
Pauline Shyms (Dip Arch Tech)
Esker Hill
Kilgangan
Monasteravin
Co. Kildare
Tel: 01276 82999
Mobile: 085 272000
Email: pauline@pshyms.com

EXISTING TERRACE DWELLING
NO.2 ALBERT WALK
BRAY
CO. WICKLOW
A98WK03

FOR: MR. JOHN NOBLE
NO.2 ALBERT WALK
BRAY
CO. WICKLOW
A98WK03

SCALE @ 1:50 & 1:100 DATE FEBRUARY 2020

PROJECT NO. DRS. NO. REV.
2026-17 P-2011 REV.00