



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
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Rphost / Email plandev@wicklowcoco.ie
Suíomh / Website www.wicklow.ie

The Glencree Society
C/O Monty Tinsley
Aurora
Glencree
Co. Wicklow
A98 C573

13th Of July 2026

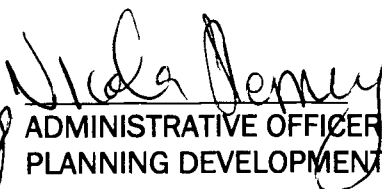
**RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) -EX79/2026**

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.





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

Applicant: The Glencree Society

Location: The Cottage at The Grove, Aurora, Glencree, Co. Wicklow

Reference Number: EX79/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/853

A question has arisen as to whether “(i) the re-roofing of the existing cottage, (ii) installation of aluclad windows and external doors, (iii) installation of new PVC rainwater goods to the structure” at The Cottage at The Grove, Aurora, Glencree, Co. Wicklow is or is not exempted development.

Having regard to:

- The details submitted with this application 30 June 2026
- Sections 2 and 3 of the Planning and Development Act 2000(as amended).
- Section 4(1)(h) of the Planning and Development Act 2000(as amended).

Main Reasons with respect to Section 5 Declaration:

- 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).
- The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- The reroofing of the existing cottage, Installation of aluclad windows and external doors and installation of new PVC rainwater goods would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures, and would therefore come within the scope of Section 4(1)(h) of the Planning and Development Act 2000(as amended) as it would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

The Planning Authority considers that “(i) the re-roofing of the existing cottage, (ii) installation of aluclad windows and external doors, (iii) installation of new PVC rainwater goods to the structure” at The Cottage at The Grove, Aurora, Glencree, Co. Wicklow is development and IS exempted development.

Signed:


ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Date:

13/07/2026



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/853

Reference Number: EX 79/2026

Name of Applicant: The Glencree Society

Nature of Application: Section 5 Referral as to whether "(i) the re-roofing of the existing cottage, (ii) installation of aluclad windows and external doors, (iii) installation of new PVC rainwater goods to the structure" is or is not development and is or is not exempted development.

Location of Subject Site: The Cottage at The Grove, Aurora, Glencree, Co. Wicklow

Report from: Michael Lynch, AP, Edel Bermingham, T/SP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "(i) the re-roofing of the existing cottage, (ii) installation of aluclad windows and external doors, (iii) installation of new PVC rainwater goods to the structure" at The Cottage at The Grove, Aurora, Glencree, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

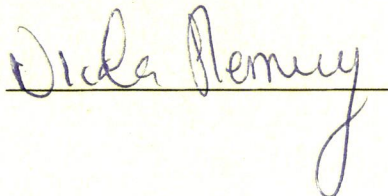
- i. The details submitted with this application 30 June 2026
- ii. Sections 2 and 3 of the Planning and Development Act 2000(as amended).
- iii. Section 4(1)(h) of the Planning and Development Act 2000(as amended).

Main Reasons with respect to Section 5 Declaration:

- a) 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).
- b) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- c) The reroofing of the existing cottage, Installation of aluclad windows and external doors and installation of new PVC rainwater goods would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures, and would therefore come within the scope of Section 4(1)(h) of the Planning and Development Act 2000(as amended) as it would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

Recommendation

The Planning Authority considers that "(i) the re-roofing of the existing cottage, (ii) installation of aluclad windows and external doors, (iii) installation of new PVC rainwater goods to the structure" at The Cottage at The Grove, Aurora, Glencree, Co. Wicklow is development and is exempted development as recommended in the planning reports.

Signed: 

Date: 13/09/2026

ORDER:

I HEREBY DECLARE:

THAT "(i) the re-roofing of the existing cottage, (ii) installation of aluclad windows and external doors, (iii) installation of new PVC rainwater goods to the structure" at The Cottage at The Grove, Aurora, Glencree, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed:

Sarah Benavise

T/Senior Planner

Planning, Economic & Rural Development

Date:

13/7/2006.

**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 75 76/2026
DECISION DATE:	27/07/2026
APPLICANT:	THE GLENCREE SOCIETY
ADDRESS:	THE COTTAGE AT THE GROVE, AURORA, GLENCREE, CO.WICKLOW
EXEMPTION QUERY:	RE-ROOFING OF THE COOTAGE AT THE GROVE, AURORA, GLENCREE & INTERIOR RENOVATIONS TO UPGRADE THE PREMISES AND PREVENT THE DETERIORATION OF THE BUILDING

Planning History:

17/101

The Glencree Society

Sports hall building and playing court, associated landscaping, wastewater treatment and a new entrance door into the existing cottage

Grant

14/1062

The Glencree Society

Extension of duration

08/1055

The Glencree Society

Single storey bedroom block beside the existing building

Grant

Land use:

Settlement: Level 10 – The Rural Area

Category The North-Eastern Valley Glencree AONB

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, and

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes

any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3:

(1) 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:

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.

Planning & Development Regulations 2001 (as amended)

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

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

Declaration details submitted:

- Reroofing of the existing cottage
- Installation of aluclad windows and external doors
- New PVC rainwater goods

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 2 of the Act defines works as “works” alteration of the interior or exterior of a structure. 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. I am satisfied that the proposal would involve works to a structure 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 its associated Regulations.

The replacement of the damaged roof with a new roof with a natural slate finish would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures having regard to the minor nature of the works and the minor visual impact they would have. The new windows and doors similarly would not materially alter the external structure so as to make it inconsistent with the character of the structure or of neighbouring structures. These are also minor works that are not visible from the public domain and as such, the work is exempt as per S.4.1.(h).

Recommendation

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

- Reroofing of the existing cottage
- Installation of aluclad windows and external doors
- New PVC rainwater goods

to the structure known as The Cottage at the Grove, Aurora, Glencree is development and is exempted development.

The Planning Authority consider that:

The reroofing of the existing cottage, Installation of aluclad windows and external doors and installation of new PVC rainwater goods to the structure known as The Cottage at the Grove, Aurora, Glencree development and is **exempted** development.

Main Considerations with respect to Section 5 Declaration:

- The details submitted with this application 30 June 2026
- Sections 2 and 3 of the Planning and Development Act 2000(as amended).
- Section 4(1)(h) of the Planning and Development Act 2000(as amended).

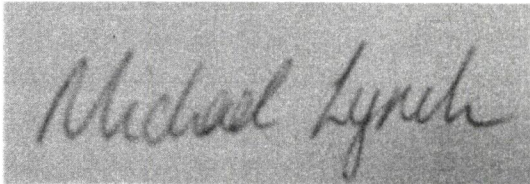
Main Reasons with respect to Section 5 Declaration:

(c) The reroofing of the existing cottage, Installation of aluclad windows and external doors and installation of new PVC rainwater goods would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures, *and would therefore come (please add end paragraph to this)*

- (a) 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).

(b) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).

~~(c) The proposed development would~~ therefore come within the scope of Section 4(1)(h) of the Planning and Development Act 2000(as amended) as it would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures

A rectangular stamp containing a handwritten signature in dark ink. The signature is written in a cursive style and appears to read "Michael Lynch".

Michael Lynch A.P
Date: 09/07/2026

Amended
JNK
T/SO
9/7/2026.

MEMORANDUM
WICKLOW COUNTY COUNCIL

TO: Michael Lynch
Assistant Planner

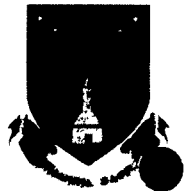
FROM: Aoife Kinsella
Clerical Officer

**RE: - EX79/2026 - 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 30/06/2026.

The due date on this declaration is the 27/07/2026.

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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The Glencree Society
C/O Monty Tinsley
Aurora
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A98 C573

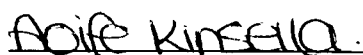
30th of June 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended) – EX79/2026

A Chara

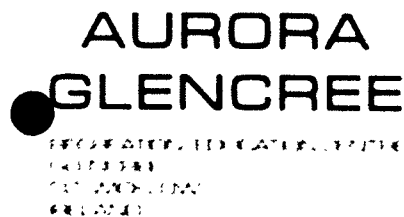
I wish to acknowledge receipt on 30/06/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 27/07/2026

Mise, le meas



Aoife Kinsella
Clerical Officer
Planning, Economic & Rural Development





29 Arnold Grove,
Glenageary,
Co. Dublin.
23rd June 2026.

To the Planning Department,
Wicklow Co. Co.

I understand you are aware that The Glencree Society has been allocated funding from the Leader Programme for the refurbishment of the cottage at The Grove, Aurora, Glencree, Co. Wicklow.

We are anxious to proceed with this task but we would prefer to use man- made slate rather natural slate. This will blend in with other structures in the neighbourhood and release funds to enhance the insulation of the cottage.

I attach an exemption application form to permit us proceed in this manner and thus continue with the numerous preservation jobs our voluntary group have done over the past 60 years.

I also attach a copy of the Report from our Quantity Surveyor setting out the details of the works to be undertaken and hopefully this summer.

Monty Tinsley, Chairman.

Wicklow County Council
County Buildings
Wicklow
0404-20100

23/06/2026 12:24:23

Receipt No L1/0/365637
***** REPRINT *****

MONTY TINSLEY
29 ARNOLD GROVE
GLENAGEARY
CO DUBLIN

EXEMPTION CERTIFICATES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total	80.00 EUR
-------	-----------

Tendered
Credit Card 80.00
GLENCREE SOCIETY AURORA

Change	0.00
--------	------

Issued by Adam Capeland
From Customer Service Hub
Val reg No 0015233H



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

Office Use Only

Date Received _____

Fee Received _____

WICKLOW COUNTY COUNCIL
30 JUN 2026
PLANNING DEPT.

**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: The Glencree Society

Address of applicant: Aurora, Glencree, Co. Wickow A98 C573

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 : _____

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

3. Declaration Details

i. Location of Development subject of Declaration _____
The Cottage at The Grove, Aurora, Glencree, Co. Wicklow A98 C573

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

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 _____
Exemption for the reroofing of the cottage at The Grove, Aurora, Glencree and interior renovations to upgrade the premises and prevent the deterioration of the building.

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 _____

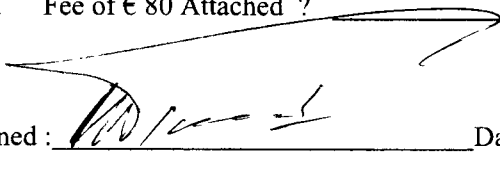
Additional details may be submitted by way of separate submission. ____

- vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ? _____

List of Plans, Drawings submitted with this Declaration Application _____
Quantity Surveyors Report that includes the full works to be undertaken, _____

SITE LOCATION MAPS

- viii. Fee of € 80 Attached ? _____

Signed :  _____ Dated : *23/6/2026* _____

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 -

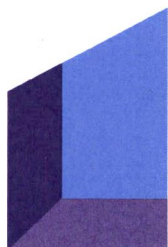
The provisions of Article 8 of the Planning and Development Regulations 2001 (as

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.

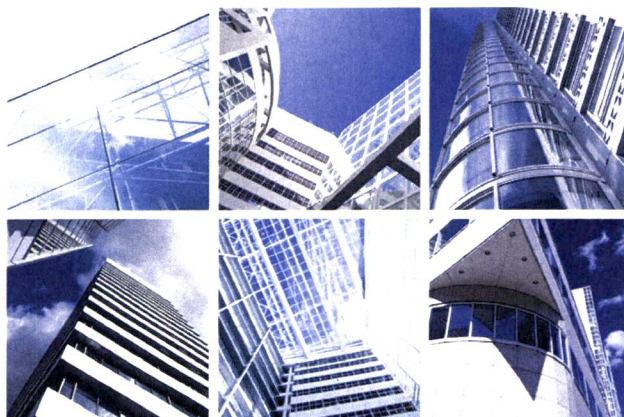
Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

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.



LAMBERT SURVEYORS



Chartered Quantity Surveyors
Claregate Street,
Kildare Town,
Co. Kildare, R51CD89.

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Tel: 045 542698

Report on Tenders

Proposed Works at

The Glencree Society, Aurora, Co. Wicklow

12th June 2025



the mark of
property
professionalism
worldwide

REPORT ON TENDERS

Proposed Works at
The Glencree Society, Aurora, Co. Wicklow
12th June 2025



DOCUMENT CONTROL

C:\Users\Paul\Lambert Surveyors\Lambert Surveyors Team Site - Data\Projects 2025\25010 Glencree Society (Monty Tinsley)\Report on Tenders

	Title	Date	Prepared	Checked	Approved
	Report on Tenders	12/06/2025	PS	ML	ML

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3.0 Summary of Tenders Received	3
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Appendix 1 - Pricing Document of Lowest Tenderer (Ronan Mason Property Services Ltd.)

REPORT ON TENDERS

Proposed Works at
The Glencree Society, Aurora, Co. Wicklow
12th June 2025



1.0 INTRODUCTION

Tenders were invited on 18/04/2025 with a tender return date of 09/05/2025 at 12:00.

2.0 INVITATION TO TENDER

Tenders were invited via email. The tender pack included for the following documentation:

- *Invitation to Tender Letter*
- *Form of Tender*
- *Pricing Document*
- *Architect's Drawings*
- *Engineer's Drawings*

3.0 SUMMARY OF TENDERS RECEIVED

The Invitation to Tender Letter and Tender Pack were issued to the following five Contractors: Aiden Ward Construction, Apollo Construction and Insulation, Model Construction, Nolan Construction and Ronan Mason Property Services Ltd.

Aiden Ward Construction did not respond to any communication and did not submit a tender. Apollo Construction and Insulation, Model Construction and Nolan Construction initially expressed an interest in the project but prior to the tender return date they informed Lambert Surveyors that they were not in a position to submit a tender due to current workload. Ronan Mason Property Services Ltd. confirmed their interest and subsequently were the only Contractor to submit a tender on 09/05/2025.

The tenders received, including VAT, were as follows:

Place	Contractor	Amount	Index
1.	Ronan Mason Property Services Ltd.	€ 160,509.43	100.00%

Ronan Mason Property Services Ltd. were the only Contractor to submit a tender. However, we are not concerned with the lack of competition and it reflects the current state of the industry where small to medium Contractors have a high workload. In recent time, we have seen similar scenarios where only one or two out of five or six Contractors return a tender.

4.0 EVALUATION OF LOWEST TENDER (RONAN MASON PROPERTY SERVICES LTD.)

Ronan Mason Property Services Ltd. submitted a tender price of €160,509.43 including VAT in their Form of Tender and Pricing Document.

Ronan Mason Property Services Ltd. provided the Form of Tender and Pricing Document.

The Summary of the works are as follows:

Description	Amount
(06 - 08) Preliminaries & Insurances	€ 5,450.00
(--) Demolition & Alterations	€ 13,015.00
(27) Roofs	€ 10,044.00
(31) External Walls: Completions within Openings	€ 8,800.00
(32) Internal Walls: Completions within Openings	€ 2,625.00
(41) Wall Finishes Externally	€ 6,069.00
(42) Wall Finishes Internally	€ 25,270.00
(43) Floor Finishes	€ 7,355.00
(45) Ceiling Finishes	€ 7,190.00
(47) Roof Finishes	€ 20,165.00
(52) Drainage and Refuse Disposal	€ 1,275.00
(5-) Building Services (Mainly Piped and Ducted)	€ 4,440.00
(6-) Building Services (Mainly Electrical)	€ 4,400.00
(50) Site Services (Mainly Piped and Ducted)	€ 780.00
(--) Additional Scope; including Contingency	€ 24,540.00
Subtotal (excluding VAT)	€ 141,418.00
Add VAT @ 13.5%	€ 19,091.43
Total (including VAT)	€ 160,509.43

We have reviewed Ronan Mason Property Services Ltd. tender submission and found no errors in the breakdown.

Ronan Mason Property Services Ltd. Preliminaries and Insurances at 3.85% are quite low for a project of this nature. However, they are not low enough to be of concern and it highlights their intent to price the works keenly.

The allowance of €8,800.00 for external windows and doors is quite competitive and in line with keen current market rates.

€55/m2 for internal sand / cement plaster is slightly higher than current market rates. We would typically see a rate of between €35-40/m2.

€90/m2 for Calsitherm insulation to the inside face of all external walls is in line with the current market rate of between €80-100/m2.

€19.54/m2 rate for internal painting is higher than market rates that can be between €7-12/m2.

REPORT ON TENDERS

Proposed Works at
The Glencree Society, Aurora, Co. Wicklow
12th June 2025



The rates within the Pricing Document are in some areas higher and other areas lower than current market rates. Overall, the rates balance out and we are satisfied that the bottom line reflects the scope of works required and represents value for money for the Client.

5.0 CONCLUSION

Following the analysis of Ronan Mason Property Services Ltd. tender, we are satisfied from a cost perspective.

Lambert Surveyors have no previous experience working with Ronan Mason Property Services Ltd. But the Client, The Glencree Society, have worked with them in the past and all work carried out has been to a satisfactory standard.

Subject to approval, we recommend proceeding to the Letter of Intent, where the Contractor will have to provide a satisfactory response in relation to Insurances, Turnover, Tax Clearance, Suitability etc.

REPORT ON TENDERS
Proposed Works at
The Glencree Society, Aurora, Co. Wicklow
12th June 2025



Appendix 1 - Pricing Document of Lowest Tenderer (Ronan Mason Property Services Ltd.)

Bill Ref.	Description	Quantity	Unit	Rate	Total
	PRELIMINARIES AND INSURANCES				
	Amount for Preliminaries and Insurances	1.00	Item	5,450.00	5,450.00
	(--) DEMOLITIONS AND ALTERATIONS				
	DEMOLITION AND ALTERATIONS				
	^^^^Carefully remove existing roof finish, timber roof structure, ceilings etc.; including disposal off site	103.00	m2	37.52	3,865.00
	removal of existing floor tiles and dispose	62.00	m2	25.00	1,550.00
	^^^^Carefully take down and remove 2nr existing chimneys; including making good internally and externally, repairing cracks where necessary etc.; including disposal off site	1.00	Item	1,920.00	1,920.00
	^^^^Carefully remove existing cement based plaster from existing internal faces of external walls and making good for new finishes; including disposal off site	117.00	m2	32.99	3,860.00
	^^^^Carefully remove existing kitchen units; including disposal off site	1.00	Item	1,820.00	1,820.00
	(27) ROOFS				
	NOTES: GENERALLY				
	PITCHED ROOF				
16B	^^^^Wall plate	36.00	m	23.33	840.00
16A	^^^^44mm x 175mm C16 timber rafters at 300mm c/c	348.00	m	16.09	5,600.00
16C	^^^^44mm x 150mm C16 timber joists at 300mm c/c	180.00	m	10.81	1,945.00
16D	^^^^Joist bridging at 1.3m c/c	45.00	m	10.80	486.00
16F	^^^^Joist hangers	120.00	nr	3.00	360.00
	FLAT ROOF				
16C	^^^^44mm x 150mm C16 timber joists at 300mm c/c	14.00	m	17.86	250.00
16D	^^^^Joist bridging at 1.3m c/c	3.00	m	11.00	33.00
	^^^^Plywood	5.00	m2	96.00	480.00
16F	^^^^Joist hangers	16.00	nr	3.13	50.00
	(31) EXTERNAL WALLS: COMPLETIONS WITHIN OPENINGS				
	EXTERNAL WINDOWS AND DOORS				
	^^^^Supply and fit new thermally broken double-glazed aluclad windows throughout to match existing	1.00	Item	6,700.00	6,700.00

	^^^^Supply and fit new aluclad external doors	1.00	Item	2,100.00	2,100.00
	(32) INTERNAL WALLS: COMPLETIONS WITHIN OPENINGS WOODWORK; COMPOSITE ITEMS				
	^^^^Supply and fit new internal timber single doorset; size 900mm wide x 2100mm high; including frame, architraves, ironmongery and decoration	3.00	nr	875.00	2,625.00
	(41) WALL FINISHES EXTERNALLY				
	EXTERNAL WALL FINISHES				
	^^^^Make good to existing external wall finishes following installation of windows and doors	30.00	m	98.07	2,942.00
	^^^^Repair and re-decorate remaining chimney; including re-plastering and re-painting	1.00	nr	1,760.00	1,760.00
	^^^^Strip and re-paint existing cills	6.00	m	47.50	285.00
	^^^^Painting external walls	123.00	m2	8.80	1,082.00
	(42) WALL FINISHES INTERNALLY				
	INTERNAL WALL FINISHES				
	sand cement plaster to internal face of all external walls	126.00	m2	55.00	6,930.00
	^^^^50mm Calsitherm insulation to internal face of all external walls	126.00	m2	90.00	11,340.00
	^^^^30mm Calsitherm to all window and door reveals	30.00	m	90.00	2,700.00
	^^^^Tiled splashback above kitchen units	5.00	m2	176.00	880.00
	^^^^Painting all internal walls	175.00	m2	19.54	3,420.00
	(43) FLOOR FINISHES				
	FLOOR FINISHES				
	^^^^New MDF timber skirtings throughout; including painting	65.00	m	29.62	1,925.00
	^^^^Floor levelling compound throughout	62.00	m2	52.58	3,260.00
	^^^^Fix only of Client supplied laminate floor and underlay throughout	62.00	m2	35.00	2,170.00
	(45) CEILING FINISHES FLOOR, WALL AND CEILING FINISHES				
32A	^^^^New 12.5mm plasterboard ceilings and skim throughout	76.00	m2	37.11	2,820.00
	^^^^Add for 37.5mm insulated plasterboard to sloped ceilings	33.00	m2	110.15	3,635.00
32B	^^^^Painting ceilings throughout	76.00	m2	9.67	735.00
	(47) ROOF FINISHES				

	ROOF FINISHES				
34A	^^^^Roof slates; including battens and felt	103.00	m2	119.71	12,330.00
	^^^^New flat roof membrane finish; including insulation, vapour control layer etc.	5.00	m2	452.00	2,260.00
	^^^^Cutting at eaves	45.00	m		0.00
	^^^^Ridge tiles	18.00	m	20.00	360.00
	^^^^New concrete barge capping	12.00	m	74.17	890.00
	^^^^Flashings	16.00	m	45.00	720.00
	^^^^Painted timber fascia and soffit	36.00	m	39.03	1,405.00
	^^^^Wool insulation to attic space	84.00	m2	26.19	2,200.00
	^^^^Board insulation between rafters	103.00	m2		0.00
	(52) DRAINAGE AND REFUSE DISPOSAL				
	RAINWATER INSTALLATION				
	^^^^New PVC gutters throughout	36.00	m	27.08	975.00
	^^^^New PVC downpipes and associated fittings throughout	15.00	m	20.00	300.00
	(5-) SERVICES (MAINLY PIPED AND DUCTED)				
	MECHANICAL INSTALLATION				
46D	^^^^TOTAL SUM FOR MECHANICAL INSTALLATION	1.00	item	3,440.00	3,440.00
	SUNDRIES AND BUILDERS WORK IN CONNECTION WITH MECHANICAL INSTALLATIONS				
47A	^^^^Allow for all builders works associated with proposed Mechanical works	1.00	item	1,000.00	1,000.00
	(6-) SERVICES (MAINLY ELECTRICAL)				
	ELECTRICAL INSTALLATION				
46E	^^^^TOTAL SUM FOR ELECTRICAL INSTALLATION	1.00	item	3,400.00	3,400.00
	SUNDRIES AND BUILDERS WORK IN CONNECTION WITH ELECTRICAL INSTALLATIONS				
47A	^^^^Allow for all builders works associated with proposed Electrical works	1.00	item	1,000.00	1,000.00
	(50) SITE SERVICES (MAINLY PIPED AND DUCTED)				
	FOUL AND SURFACE WATER DRAINAGE				
40A	^^^^Making good to the existing foul and surface water drainage on completion of works	1.00	Item	780.00	780.00
	Supply of new stove and related works with contingency floorcovering	1.00	Item	24,540.00	24,540.00
	Subtotal				141,418.00

Adjustment

0.00

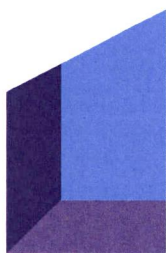
VAT

19,091.43

Total

160,509.43

Description	Job %	Cost per Unit	Total
PRELIMINARIES AND INSURANCES			5,450.00
(--) DEMOLITIONS AND ALTERATIONS			13,015.00
(27) ROOFS			10,044.00
(31) EXTERNAL WALLS: COMPLETIONS WITHIN OPENINGS			8,800.00
(32) INTERNAL WALLS: COMPLETIONS WITHIN OPENINGS			2,625.00
(41) WALL FINISHES EXTERNALLY			6,069.00
(42) WALL FINISHES INTERNALLY			25,270.00
(43) FLOOR FINISHES			7,355.00
(45) CEILING FINISHES			7,190.00
(47) ROOF FINISHES			20,165.00
(52) DRAINAGE AND REFUSE DISPOSAL			1,275.00
(5-) SERVICES (MAINLY PIPED AND DUCTED)			4,440.00
(6-) SERVICES (MAINLY ELECTRICAL)			4,400.00
(50) SITE SERVICES (MAINLY PIPED AND DUCTED)			780.00
Subtotal			141,418.00
Adjustment			0.00
VAT			19,091.43
Total			160,509.43



**LAMBERT
SURVEYORS**

Chartered Quantity Surveyors
Claregate Street,
Kildare Town,
Co. Kildare, R51CD89.

mlambert@lambertsurveyors.com
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Tel: 045 542698



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Please reply to:

29 Arnold Grove,
Glenageary
Co. Dublin

25/6/2026



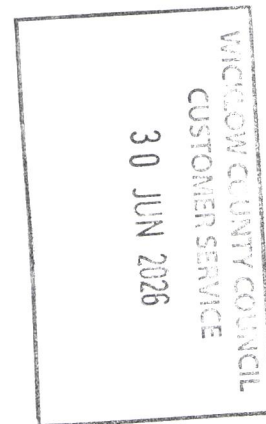
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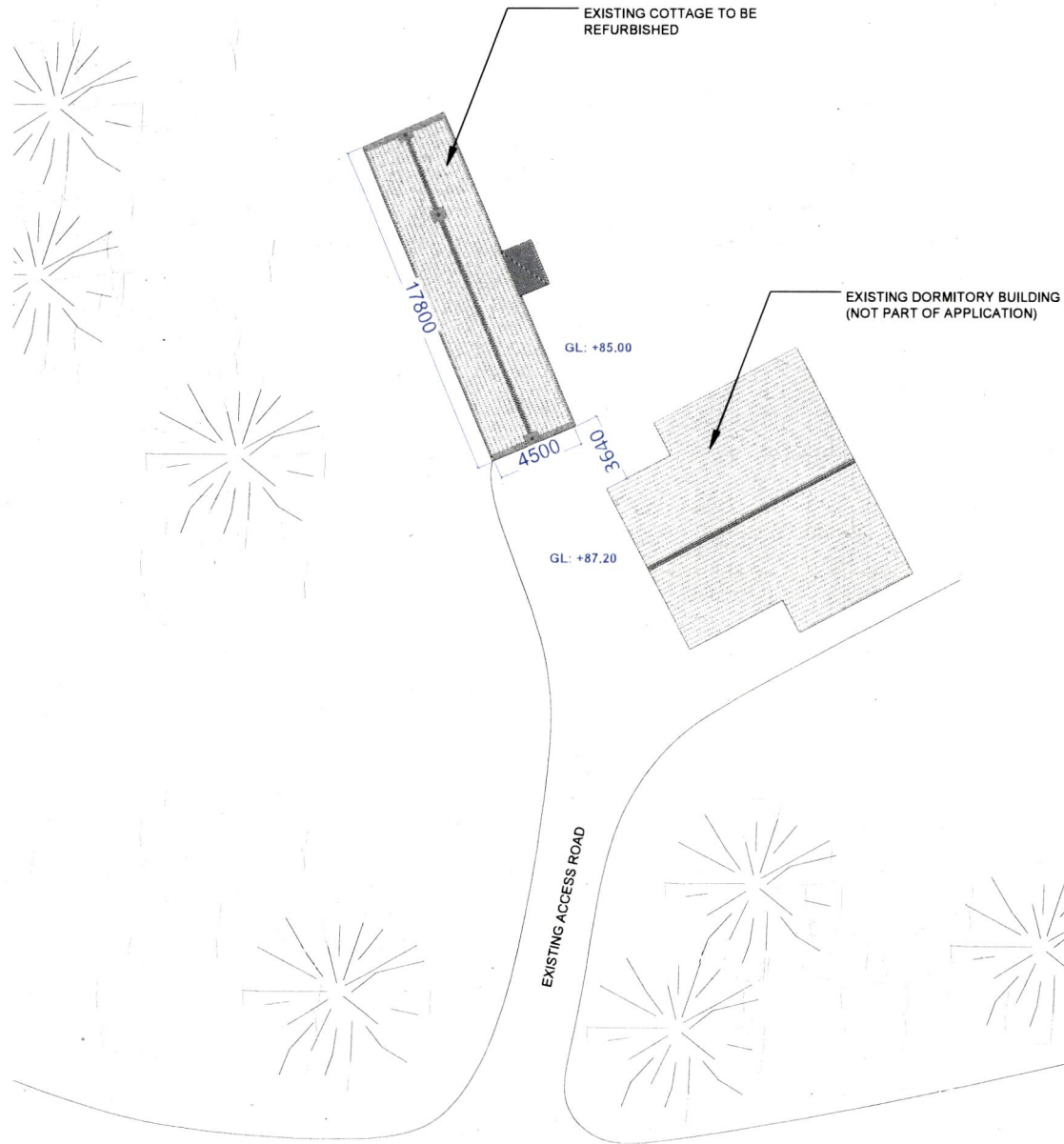
Further to our conversation this
morning I enclose the documentation
you require.

Regards

[Signature]

Mervyn Tinsley





EXISTING SITE PLAN

SCALE 1:250



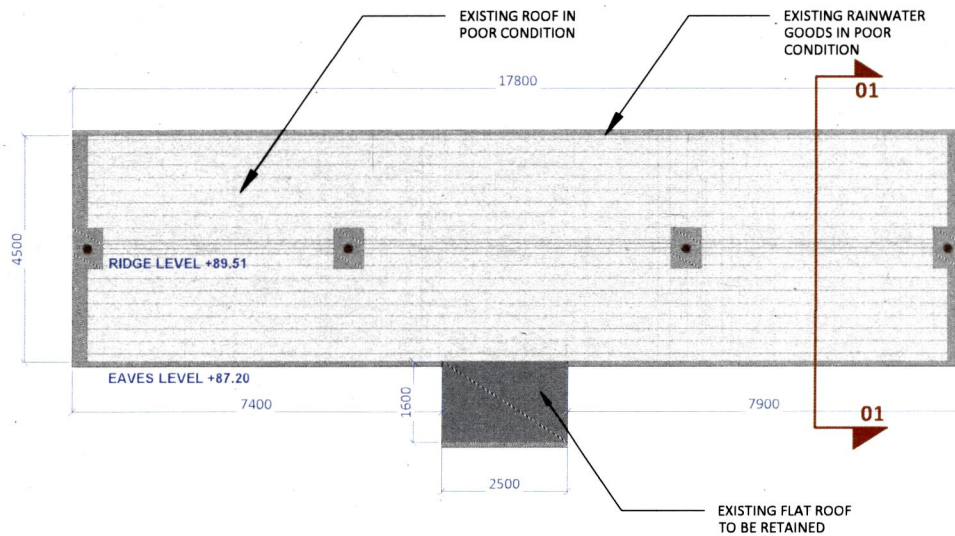
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CLIENT:
The Glencree Society
PROJECT:
Refurbishment of Cottage at Glencree

DRAWING:
Existing Site Plan

DRAWN BY: PL	CHECKED BY: RC	DATE: 02/01/2024	SCALE: 1:250
REV. 00	LAYOUT A3	DRAWING NO: 1010-01-102	STATUS: PLANNING APPLICATION

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EXISTING ROOF PLAN

SCALE 1:100

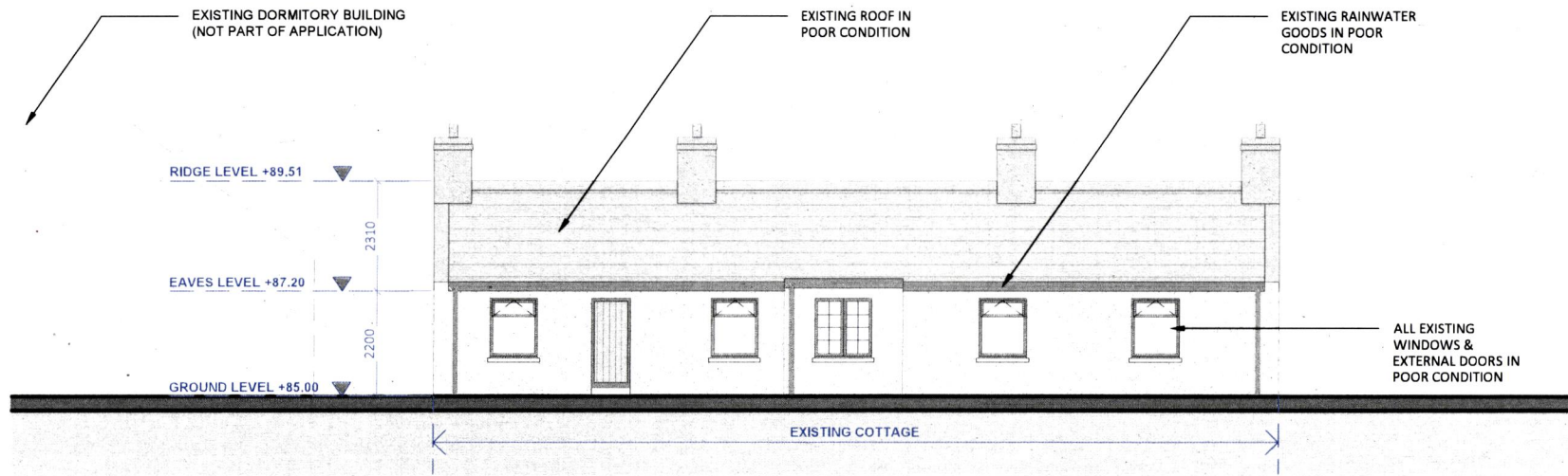


EXISTING FLOOR PLAN

SCALE 1:100

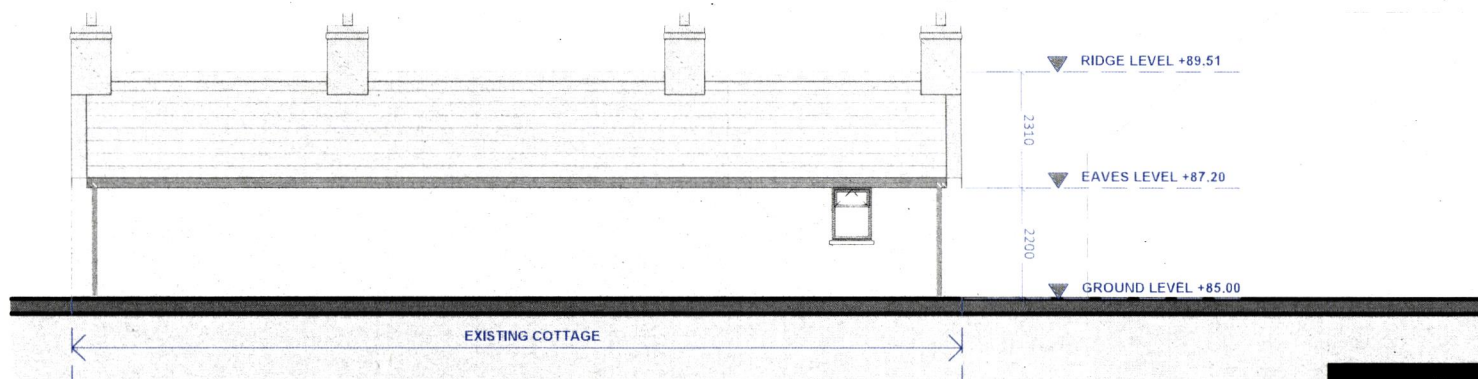


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CLIENT: The Glencree Society					Clarke & Co. Highland View Terrace Fairgreen Naas Co. Kildare Republic of Ireland t: +353 45 866448 e: admin@clarkeco.ie w: www.clarkeco.ie	
PROJECT: Refurbishment of Cottage at Glencree						
DRAWING: Existing Roof & Floor Plans						
DRAWN BY: PL		CHECKED BY: RC		DATE: 02/01/2024	SCALE: 1:100	
REV. 00	LAYOUT A3	DRAWING NO: 1010-01-103	STATUS: PLANNING APPLICATION			



EXISTING WEST ELEVATION

SCALE 1:100

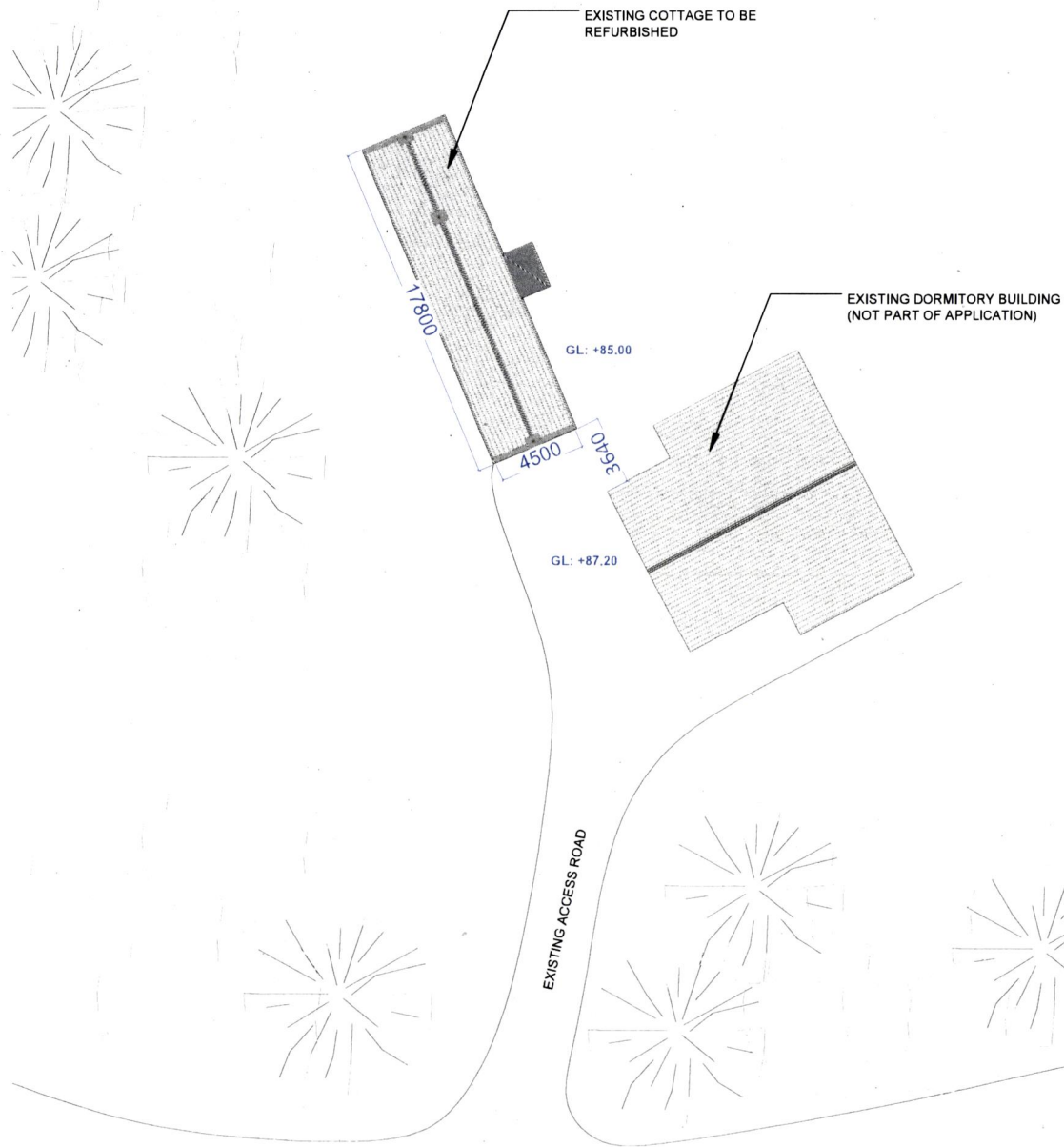


EXISTING EAST ELEVATION

SCALE 1:100

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PROJECT: Refurbishment of Cottage at Glenree					
DRAWING: Existing Elevations					
DRAWN BY: PL		CHECKED BY: RC		DATE: 02/01/2024	
				SCALE: 1:100	
REV. 00	LAYOUT A3	DRAWING NO: 1010-01-104		STATUS: PLANNING APPLICATION	



PROPOSED SITE PLAN

SCALE 1:250



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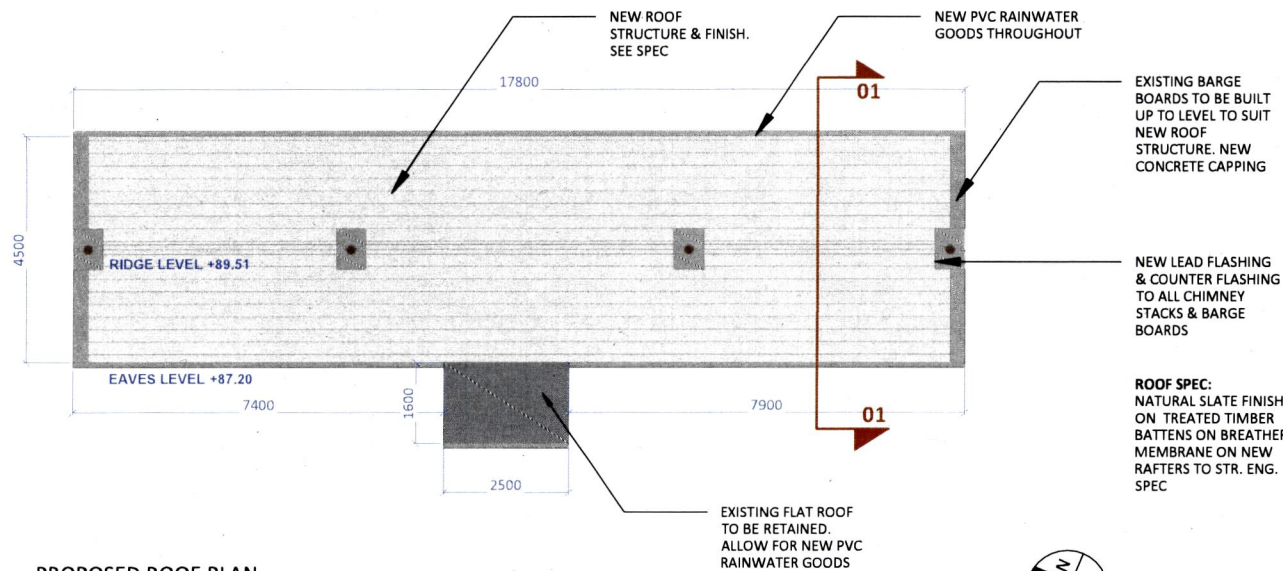
CLIENT:
The Glencree Society
PROJECT:
Refurbishment of Cottage at Glencree

DRAWING:
Proposed Site Plan

DRAWN BY: PL	CHECKED BY: RC	DATE: 02/01/2024	SCALE: 1:250
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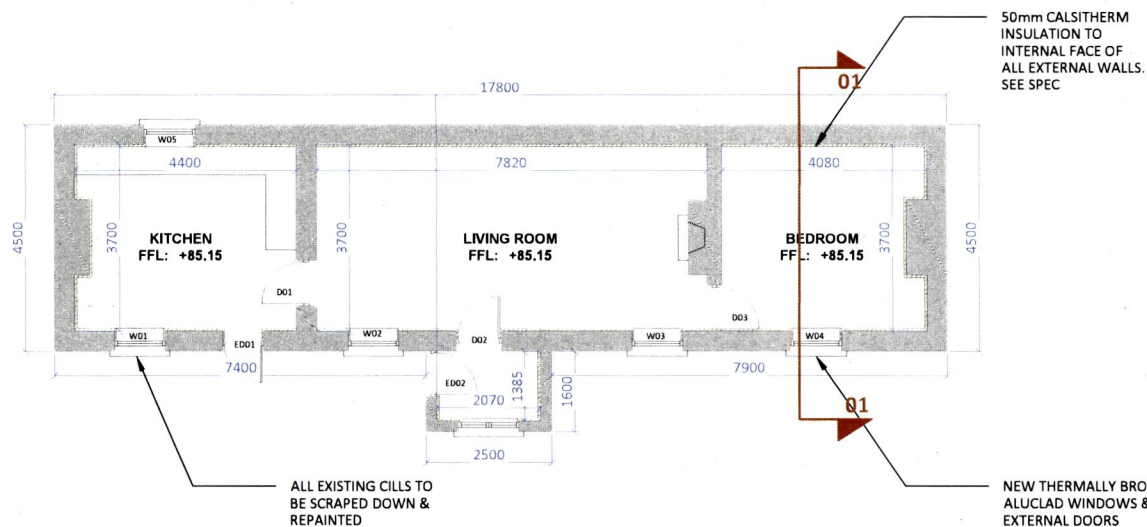
REV. 00	LAYOUT A3	DRAWING NO: 1010-01-110	STATUS: PLANNING APPLICATION
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PROPOSED ROOF PLAN

SCALE 1:100



PROPOSED FLOOR PLAN

SCALE 1:100



INSULATION DETAIL

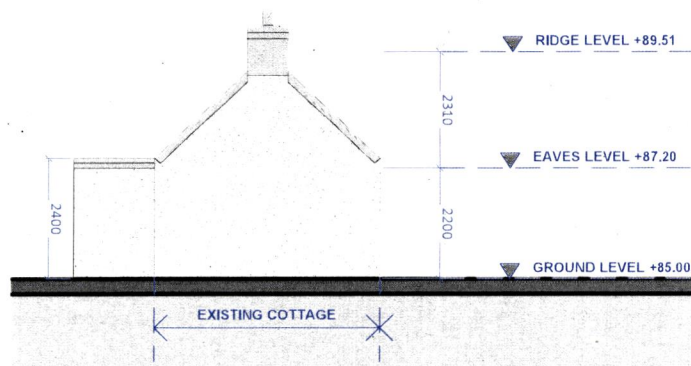
SCALE 1:20

- INSULATION SPEC:
- ALL CEMENT BASED PLASTER TO BE REMOVED FROM EXISTING INTERNAL FACES OF EXTERNAL WALLS.
 - SURFACE TO BE LEVELED WITH LIME-BASED PLASTER
 - CALSITHERM BOARDS TO BE APPLIED & PLASTERED TO MANUFACTURER'S RECOMMENDATIONS

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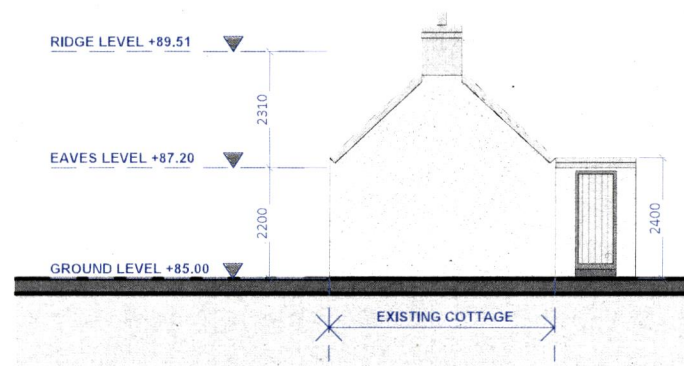
CLIENT: The Glencree Society			
PROJECT: Refurbishment of Cottage at Glencree			
DRAWING: Proposed Roof & Floor Plans			
DRAWN BY: PL	CHECKED BY: RC	DATE: 02/01/2024	SCALE: 1:100, 1:20
REV. 00	LAYOUT A3	DRAWING NO: 1010-01-111	STATUS: PLANNING APPLICATION

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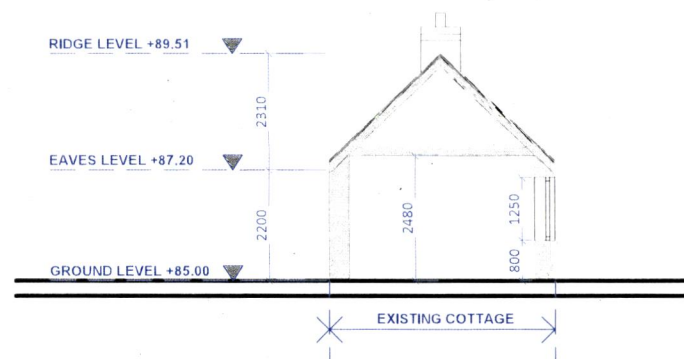
EXISTING SOUTH ELEVATION

SCALE 1:100



EXISTING NORTH ELEVATION

SCALE 1:100



SECTION 01

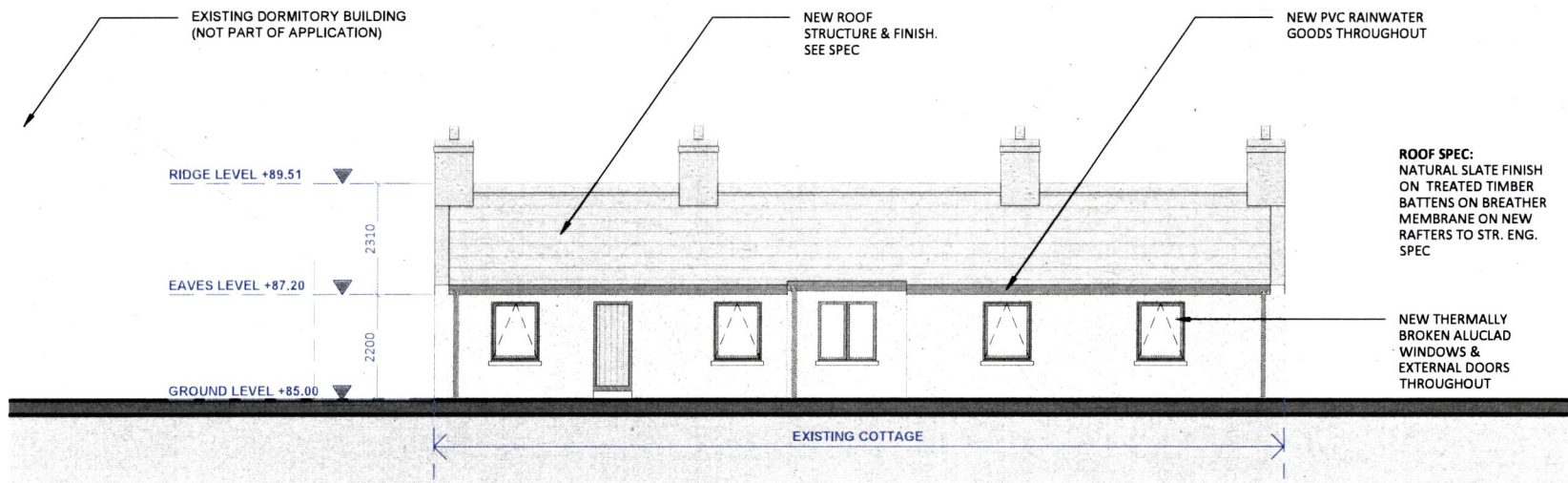
SCALE 1:100

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CLIENT:
The Glenree Society
PROJECT:
Refurbishment of Cottage at Glenree
DRAWING:
Existing Elevations & Section

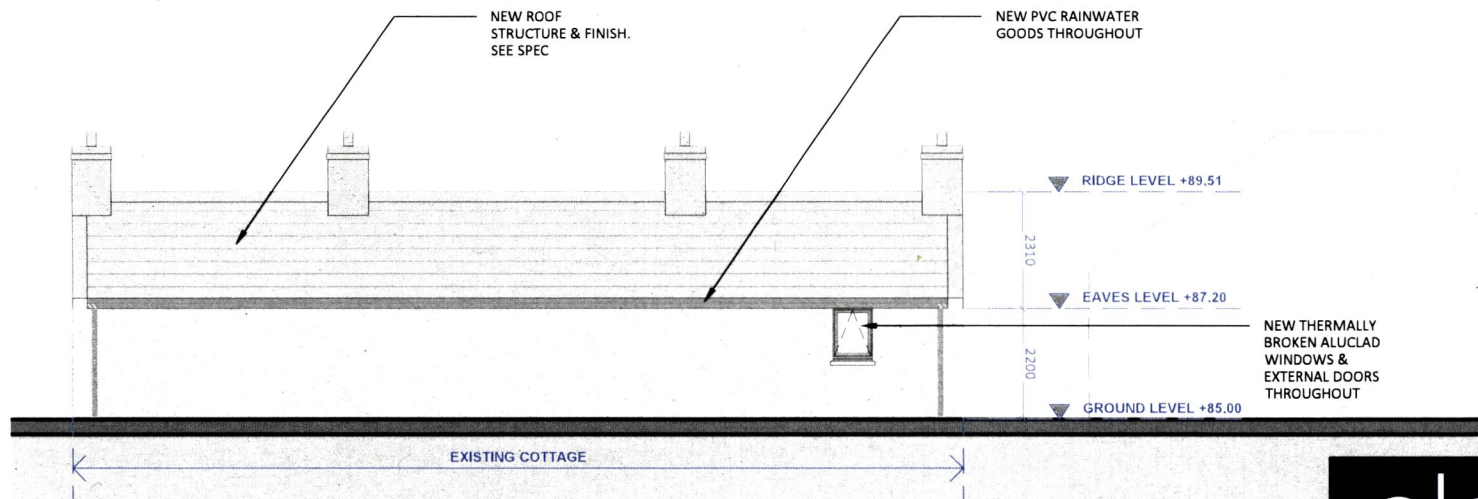
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DRAWN BY: PL	CHECKED BY: RC	DATE: 02/01/2024	SCALE: 1:100
REV. 00	LAYOUT A3	DRAWING NO: 1010-01-105	STATUS: PLANNING APPLICATION



PROPOSED WEST ELEVATION

SCALE 1:100



PROPOSED EAST ELEVATION

SCALE 1:100

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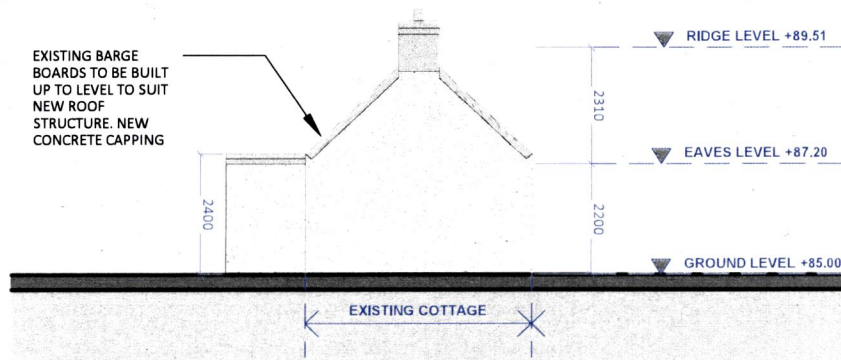
CLIENT:
The Glencree Society
PROJECT:
Refurbishment of Cottage at Glencree

DRAWING:
Proposed Elevations

DRAWN BY: PL CHECKED BY: RC DATE: 02/01/2024 SCALE: 1:100

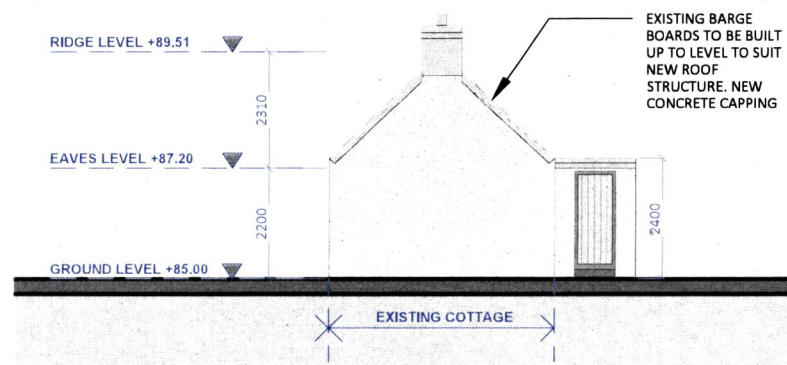
REV. 00 LAYOUT A3 DRAWING NO: 1010-01-112 STATUS: PLANNING APPLICATION

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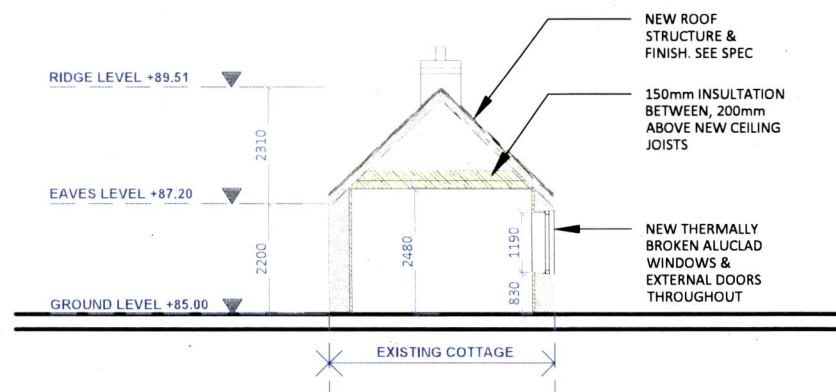
PROPOSED SOUTH ELEVATION

SCALE 1:100



PROPOSED NORTH ELEVATION

SCALE 1:100



PROPOSED SECTION 01

SCALE 1:100

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CLIENT:
The Glencree Society
PROJECT:
Refurbishment of Cottage at Glencree

DRAWING:
Proposed Elevations & Section

DRAWN BY: PL CHECKED BY: RC DATE: 02/01/2024 SCALE: 1:100

REV. 00 LAYOUT A3 DRAWING NO: 1010-01-113 STATUS: PLANNING APPLICATION

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STRUCTURAL NOTES

GENERAL

- For setting out refer to architect's drawings.
- All dimensions in mm unless otherwise noted.

TIMBER SPECIFICATION

- All new timber shall be grade C16 u.n.o. All structural timber shall be clearly marked to show its strength class.
- All new roof timber including rafters, joists, purlins, battens, wall plates and sharking to be preservative treated for a pitched roof structure in accordance with BS5268 1989 part 5.
- Wall plates shall be bedded to line and level using nails or straps to hold them down. Wall plates shall generally be in lengths of not less than 3m but shorter lengths shall extend over at least 3 joists/rafters or trusses. Wall plates shall be joined using half lapped joints at corners and in running lengths.
- Timber wall plates shall be connected to solid block work with M12 grade 8.8 chemical anchor bolts with oversized washers at 900mm centers.
- Timber wall plates shall be connected to the top flanges of steel beams with M12 grade 8.8 bolts with oversized washers at 600mm centers staggered along length of beam.
- Timber joists shall extend a minimum of 12mm above the top and 2mm below the bottom of steel support beams.
- Timber bridging and blocking shall be provided to all timber floors, flat roofs and pitched roofs.
- Timber blocking and bridging shall be 3/4 x the depth of the joist and the same width as the joist.
- Timber blocking shall be installed between adjacent joists at each support a maximum of 150mm from the end of the joist and skew nailed with 2 no. 4x75mm steel wire nails.
- Timber bridging shall be installed as follows:

Joist span	Rows of bridging
Up to 2.5m	None required
2.5m to 4.5m	1 row at midspan
Over 4.5m	Maximum 2.5m centers, spaced equally along the span
- Timber bridging shall be installed between adjacent joists as required and skew nailed with 2 no. 4x75mm steel wire nails.
- Timber packing consisting of blocking sections shall be provided between the wall and the first joist.
- Solid timber joists shall be doubled up to support a light weight stud partition or to form trimmers.
- Trimmed openings may be needed around staircase openings and chimneys. Solid trimmed joists may be supported using either joist hangers or notches.
- Timber joists connected together shall be connected with M10 grade 8.8 bolts with toothed plate connectors and oversized washers staggered at 600mm centers at 1/3 depths of the joists or nails shall be staggered at 450mm centers approximately 20mm from the top and bottom of the joist. Toothed plate, split ring and shear plate connectors should be used in strict accordance with the manufacturers recommendations.

16. Lateral restraint straps shall be installed at a maximum of 2m centers around the perimeter of the floor and across intermediate supports. Straps shall be of galvanized mild steel with a cross section of 30x5mm. Straps should be turned down right against the external face of the internal masonry leaf by 100mm. Noggings shall be installed at strap locations where the straps are perpendicular to the joists and shall be connected across at least 3 no. joists with 2 no. 3.75x30mm square twisted nails to each joist and 2 no. 3.75x30 square twisted nails to each rafter. Noggings shall be 3/4 x depth of the joist and the same width as the joist. Straps perpendicular to the joists shall be recessed flush with the top of the joist. Straps shall be connected to the sides of joists which are parallel to the straps with 4 no. 4x50mm wood screws at a minimum of 150mm centers.

17. Hoisting down straps shall be installed at a maximum of 1.8m centers to both wall plates and roof rafters. Straps shall be of galvanized mild steel with a cross section of 30x2.5mm. Straps should be connected to the top face of the wall plate with 2 no. 4x50mm wood screws, to the vertical face of the wall plate with 1 no. 4x50mm wood screw and to the vertical face of the masonry wall with 5 no. 4x75mm hardened steel nails at 150mm centers or No. 12 wood screws x 50mm long into plugs shall be used.

18. Restraint straps shall be fixed to the underside of the rafters, to the top of ceiling joists and shall be provided at a maximum of 1.8m centers. The rafters shall not be notched to make the straps flush with the rafter. Restraint straps shall bear onto the centre of bricks or blocks and not on mortar joints and may be fixed onto the side, top or bottom as appropriate for all joists types.

19. Trussed rafter roofs and traditional cut roofs shall be supported on timber wall plates and held down with straps. Trussed rafter roofs and traditional cut rafters shall be fixed to the wall plate with a minimum of two 4.5mm x 100mm long galvanized round wire nails, skew nailed one from each side of the rafters or with truss clips fixed in accordance with the manufacturers recommendations.

20. Rafter joists shall be connected to wall plates with galvanized mild steel joist clips fixed in accordance with the manufacturers recommendations.

21. All fixings within the external or roof cavity shall be galvanized mild steel or stainless steel.

22. All timber bracing to rafters shall be at least 100mm x 25mm in section and twice nailed to each rafter and to the wall plate with 3.5mm x 65mm long galvanized round wire nails. Diagonal bracing shall be fixed at approximately 45 degrees on plan across the roof. At cross bracing intersections, a 100mm x 25mm x 600mm splice plate shall be fixed with a minimum of 4 no. 3.35mm x 65mm long galvanized round wire nails each side of the intersection driven through bracing and clenched over.

23. Notching to timber joists up to 250mm in depth shall be located between span/10 and span/5 along the top edge from the support and shall be a maximum size of 0.15 times the depth of the joist.

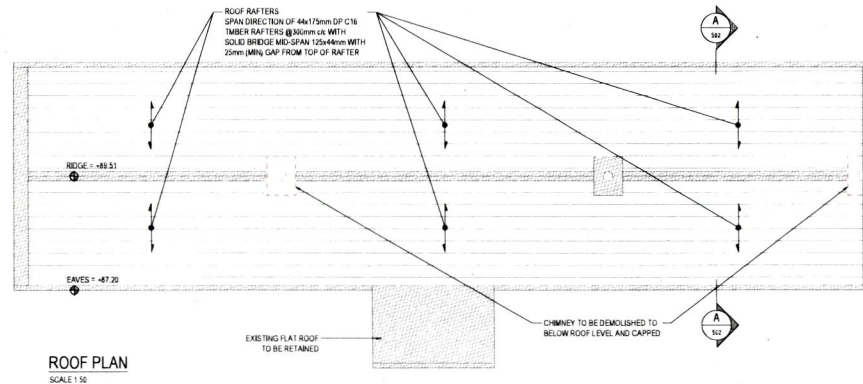
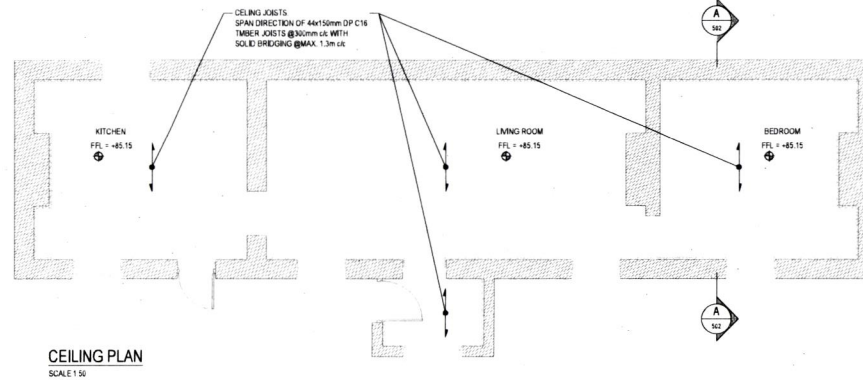
24. Drilling to timber joists up to 250mm in depth shall be located between span/4 and span/2.5 and shall be a maximum size of depth/4.

25. Holes shall be kept apart by at least three times the hole diameter.

26. The faces of all cut timber sections shall be coated with 2 liberal coats of preservative treatment in accordance with BS 3268 1989.

ANCHOR BOLTS SPECIFICATION

- Anchor bolts shall be installed in accordance with the Health and Safety Authority's Code of Practice for the Design and Installation of Anchors.
- All anchor bolts shall be approved by the European Technical Approval board and have a suitable European Technical Approval (ETA) for the required application. ETA certificates shall be provided to the engineer for review prior to use.
- All interior anchor bolts shall be zinc plated and passivated.
- All exterior anchor bolts shall be hot dip galvanized.
- All exterior anchor bolts in contact with the ground shall be encased in concrete with 50mm cover or shall be of stainless steel grade 1.4401.



LEGEND	
SITE BOUNDARY	---
EXISTING CONSTRUCTION TO REMAIN	---
NEW BLOCKWORK SECTION	---
NEW TIMBER JOIST	---
OUTLINE OF DEMOLISHED	---
REINFORCED CONCRETE	---
SPAN DIRECTION OF JOISTS/RAFTERS	---
NEW STEEL BEAM	---
NEW TIMBER BEAM	---
NEW STEEL COLUMN	---
MOMENT CONNECTION - BEAM TO COLUMN	---
440x15x225mm DP CONCRETE BEARING PAD	---
CONCRETE PRECAST LINTEL	---
REINFORCED CONCRETE FOUNDATION	---
NOTE:	
ALL TEMPORARY WORKS TO BE DESIGNED BY CONTRACTOR (BY SPECIALIST)	

NOTES
For setting out refer to Architect's drawings.
This drawing is to be used in conjunction with all other Architectural and Engineering drawings and all other relevant drawings and Specifications.
DO NOT SCALE THIS DRAWING. Figure dimensions only to be used in all cases.
Verify dimensions on site and report any discrepancies immediately.
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Rev	By	Chk'd	FOR TENDER	Amendments	Date
001	BP	DM			24.02.2025

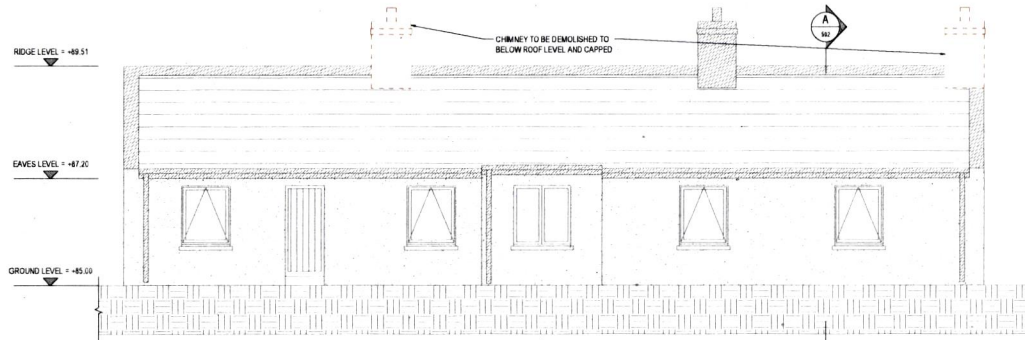
Rev	By	Chk'd	Amendments	Date

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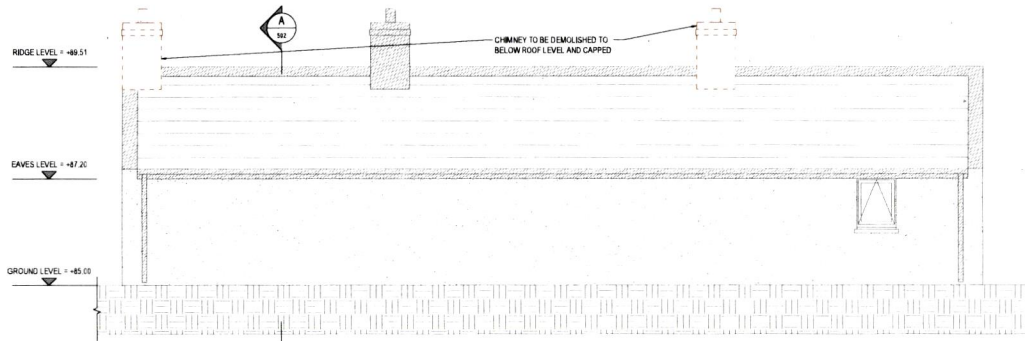
FOR TENDER

Client	The Glencree Society
Project	Cottage at Glencree
Title	Plans
Dwg No.	25016-STEM-XX-XX-DR-S-001
Scale	As shown
Date	24.02.2025
Revision	G01
Status	50
Drawn By	AP
Check By	DM
Approved By	10

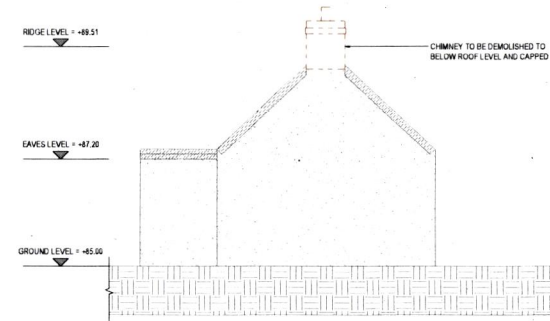
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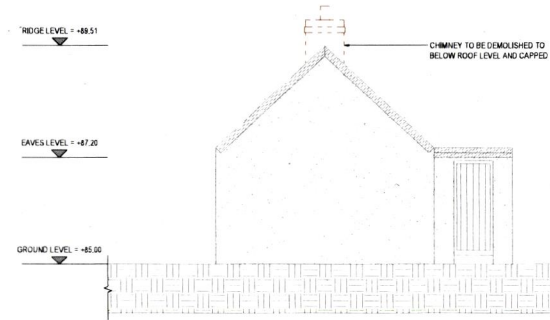
WEST ELEVATION
SCALE 1:50



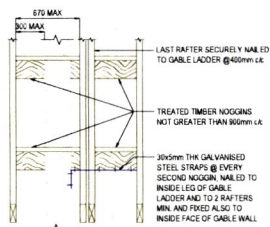
EAST ELEVATION
SCALE 1:50



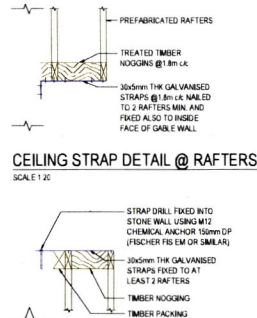
SOUTH ELEVATION
SCALE 1:50



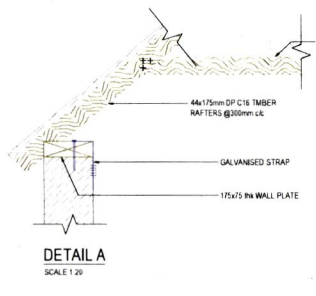
NORTH ELEVATION
SCALE 1:50



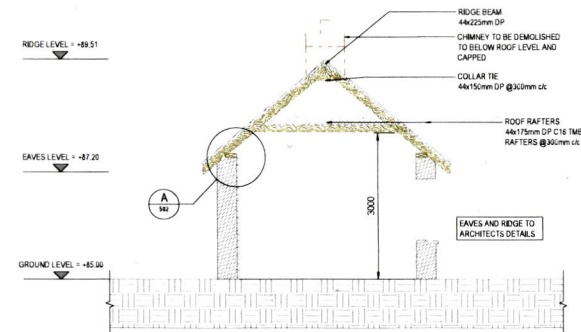
GABLE LADDER DETAIL
SCALE 1:20



STRAPPING @ RAFTER LEVEL
SCALE 1:20



DETAIL A
SCALE 1:20



SECTION A-A
SCALE 1:50

LEGEND	
SITE BOUNDARY	---
EXISTING CONSTRUCTION TO REMAIN	-----
NEW BLOCKWORK CONSTRUCTION	=====
NEW TIMBER CONSTRUCTION	=====
OUTLINE OF DEMOLISHED	-----
REINFORCED CONCRETE	=====
SPAN DIRECTION OF JOISTS/RAFTERS	----->
NEW STEEL BEAM	=====
NEW TIMBER BEAM	=====
NEW STEEL COLUMN	=====
MOMENT CONNECTION - BEAM TO COLUMN	=====
440x15x225mm DP CONCRETE BEARING PAD	=====
CONCRETE PRECAST LINTEL	=====
REINFORCED CONCRETE FOUNDATION	=====
NOTE:	
ALL TEMPORARY WORKS TO BE DESIGNED BY CONTRACTOR (BY SPECIALIST)	

NOTES:
For setting out refer to Architect's drawings.
This drawing is to be used in conjunction with all other Architectural and Engineering drawings and all other relevant drawings and Specifications.
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CD1	BP	DM	FOR TENDER	24.02.2025
Rev	Dim	Chkd	Amendments	Date

Rev	Dim	Chkd	Amendments	Date
-----	-----	------	------------	------

Drawing Sheet Size	A1
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FOR TENDER

Client	The Glencree Society
Project	Cottage at Glencree
Title	Elevations + Sections
Orig No	25016-STEM-XX-XX-OR-S-502
Scale	As shown
Date	24.02.2025
Status	03
Dim By	ap
Chkd By	dm
App'd By	to

STEM CIVIL & STRUCTURAL ENGINEERS	
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Site Location Map

CENTRE COORDINATES:
ITM 714678,716830

PUBLISHED: 03/05/2019
ORDER NO.: 50060768_1

MAP SERIES:
6 Inch Raster
6 Inch Raster
6 Inch Raster
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MAP SHEETS:
9900-12
DN027+027A+028
WW002
WW003
WW006
WW007

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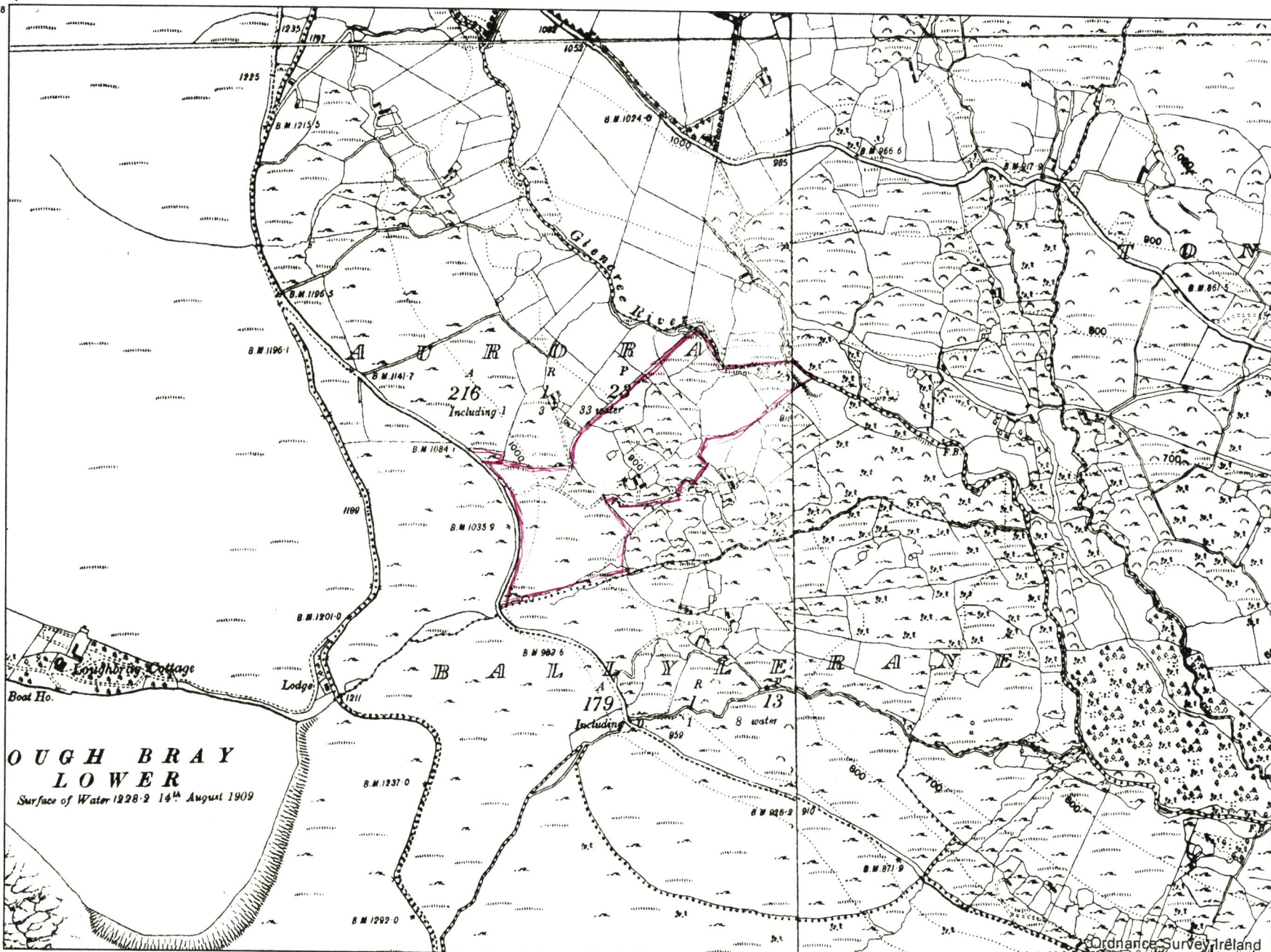
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0 110 220 330 440 Metres
0 210 420 630 840 1,050 Feet

OUTPUT SCALE: 1:10,560

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Planning Pack Map

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ITM 714678,716830

PUBLISHED: 03/05/2019
ORDER NO.: 50060768_1

MAP SERIES: 1:2,500
MAP SHEETS: 3565-D
1:2,500 3614-B

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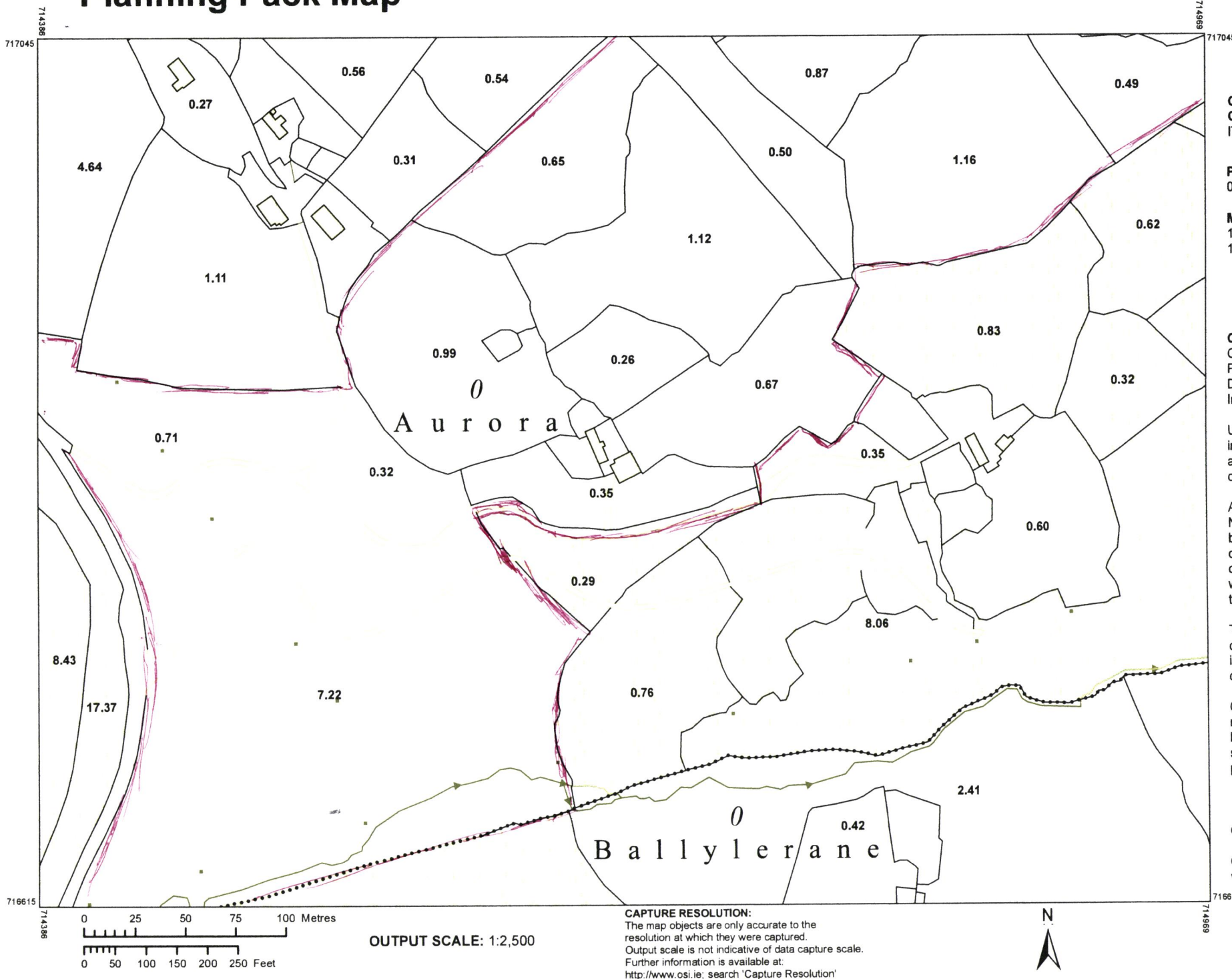
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Output scale is not indicative of data capture scale.
Further information is available at:
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OUTPUT SCALE: 1:2,500

Number of 802.11 networks discovered: 6

SSID

eir WiFi

elcom-68616535 2.4G

Horizon Wi-Free

eir WiFi

80PC244696105

Horizon Wi-Free

Mode

Infrastructure

BSSID

58:7f:66:ed:38:d9

Channel

8

Privacy

RSN

Auth

Unsupported

Encrypt

AES/TKIP

Signal

-23

WPS

No

Infrastructure

58:7f:66:ed:38:d8

8

RSN

WPA-PSK

AES/TKIP

-23

Yes

Infrastructure

ae:22:15:7b:96:fc

8

RSN

Unsupported

AES/TKIP

-89

No

Infrastructure

58:d7:59:1d:f2:51

11

RSN

Unsupported

AES/TKIP

-89

No

Infrastructure

5c:a3:66:ed:38:d8

11

RSN

WPA-PSK

AES/TKIP

-89

No

Infrastructure

3a:43:1d:45:01:6a

11

RSN

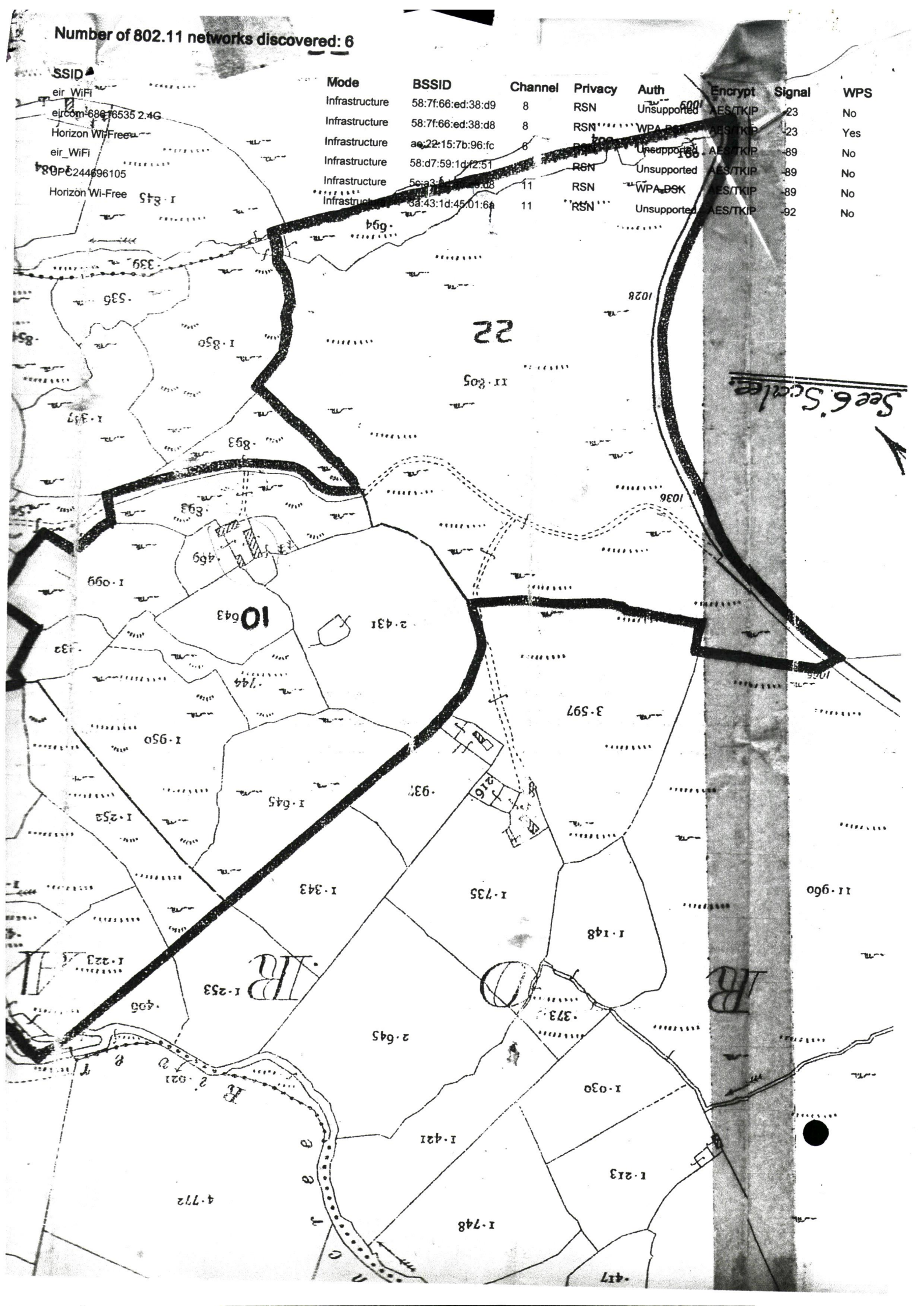
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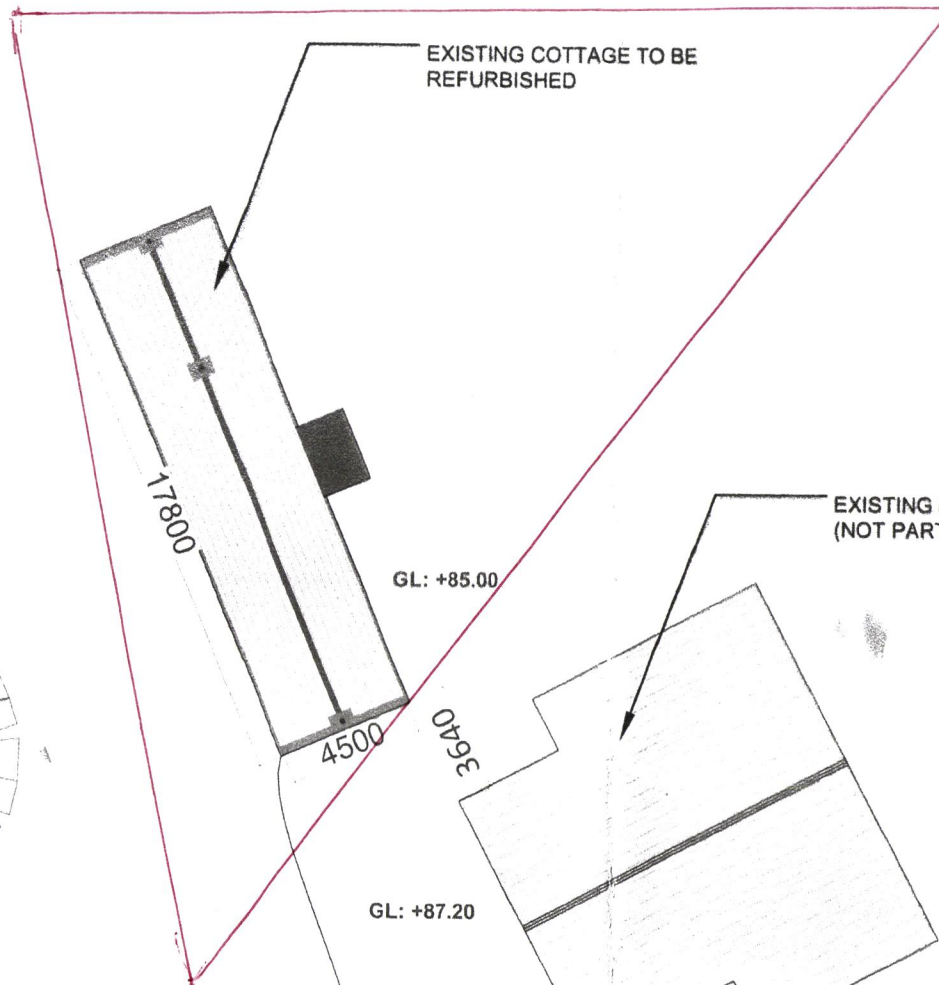
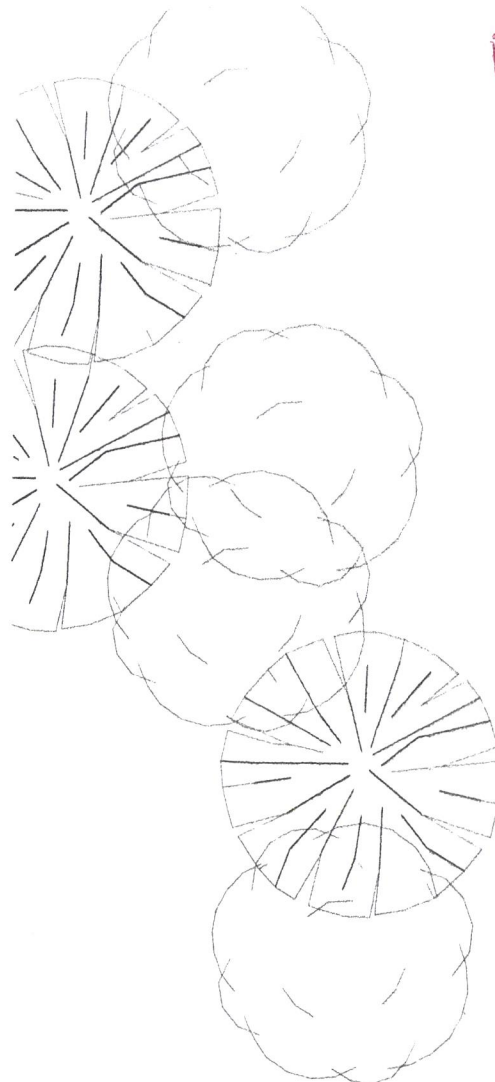
AES/TKIP

-92

No

See 6. Scale





WG ACCESS ROAD

3640

17800

4500