



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

Stephen Coyle
Stephen Street
Dunlavin
Co. Wicklow
W97 R77X

12th Of February 2026

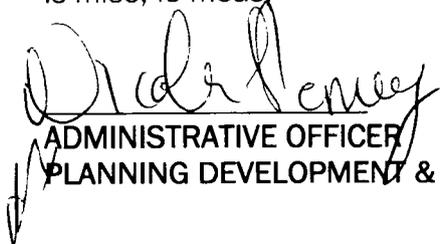
RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended)-EX07/2026

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

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

Applicant: Myles Doyle

Location: Doyle Family Butcher's, Stephen Street, Dunlavin, Co. Wicklow

Reference Number: EX 07/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/169

A question has arisen as to whether "(a) carrying out of internal alterations to first-floor accommodation above an existing ground-floor retail unit to provide one residential apartment, (b) upgrading of existing windows, (c) provision of a new external doorway to the rear, (d) provision of a new external access stairway" at Doyle Family Butcher's, Stephen Street, Dunlavin, Co. Wicklow is or is not exempted development.

Having regard to:

- a) The details received with the Section 5 Declaration Application on 20/01/2026.
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 6, 9 and Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- i. The use of the first-floor accommodation as a residential apartment would not be development.
- ii. The carrying out of internal alterations, the insertion of windows and provision of a new first floor external door and access stairway would come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000 (as amended) and are therefore development.
- iii. The carrying out of internal alterations to first-floor accommodation above an existing ground-floor retail unit to provide one residential apartment and upgrading of existing windows would not be considered to 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 be exempt having regard to Section 4(1)(h) of the Planning and Development Act 2000 (as amended).
- iv. The provision of an upper floor external door and access stairway would not come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended), as the access stairway forms a separate structure, and the provision of upper floor access would be inconsistent with the character of the structure. There are no exemptions for the provision of a new rear external doorway and access stairway under the Planning and Development Regulations 2001 (as amended).



The Planning Authority considers that:

- a) "The carrying out of internal alterations to first-floor accommodation above an existing ground-floor retail unit to provide one residential apartment" Doyle Family Butcher's, Stephen Street, Dunlavin, Co. Wicklow **is development and is exempted development.**
- b) "The upgrading of existing windows" Doyle Family Butcher's, Stephen Street, Dunlavin, Co. Wicklow **is development and is exempted development.**
- c) "The provision of a new external doorway and external access stairway to the rear" Doyle Family Butcher's, Stephen Street, Dunlavin, Co. Wicklow **is development and is Not exempted development.**

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

Signed:


ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Date:



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/169

Reference Number: EX 07/2026

Name of Applicant: Myles Doyle

Nature of Application: Section 5 Referral as to whether “(a) carrying out of internal alterations to first-floor accommodation above an existing ground-floor retail unit to provide one residential apartment, (b) upgrading of existing windows, (c) provision of a new external doorway to the rear, (d) provision of a new external access stairway” is or is not development and is or is not exempted development.

Location of Subject Site: Doyle Family Butcher’s, Stephen Street, Dunlavin, Co. Wicklow

Report from: Billy Slater, AP, Edel Bermingham, T/SP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether “(a) carrying out of internal alterations to first-floor accommodation above an existing ground-floor retail unit to provide one residential apartment, (b) upgrading of existing windows, (c) provision of a new external doorway to the rear, (d) provision of a new external access stairway” at Doyle Family Butcher’s, Stephen Street, Dunlavin, 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 Application on 20/01/2026.
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 6, 9 and Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- i. The use of the first-floor accommodation as a residential apartment would not be development.
- ii. The carrying out of internal alterations, the insertion of windows and provision of a new first floor external door and access stairway would come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000(as amended) and are therefore development.
- iii. The carrying out of internal alterations to first-floor accommodation above an existing ground-floor retail unit to provide one residential apartment and upgrading of existing windows would not be considered to 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 be exempt having regard to Section 4(1)(h) of the Planning and Development Act 2000 (as amended).
- iv. The provision of an upper floor external door and access stairway would not come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended), as the access stairway forms a separate structure, and the provision of upper floor access would be inconsistent with the character of the structure. There are no exemptions for the provision of a new rear external doorway and access stairway under the Planning and Development Regulations 2001(as amended).

Recommendation:

The Planning Authority considers that:

- a) "The carrying out of internal alterations to first-floor accommodation above an existing ground-floor retail unit to provide one residential apartment" Doyle Family Butcher's, Stephen Street, Dunlavin, Co. Wicklow is **development** and is **exempted development**.
- b) "The upgrading of existing windows" Doyle Family Butcher's, Stephen Street, Dunlavin, Co. Wicklow is **development** and is **exempted development**.
- c) "The provision of a new external doorway and external access stairway to the rear" Doyle Family Butcher's, Stephen Street, Dunlavin, Co. Wicklow is **development** and is **Not exempted development**.

Signed: _____

Nicola Penney

Date: _____

11/02/2026

ORDER:

I HEREBY DECLARE:

- a) "The carrying out of internal alterations to first-floor accommodation above an existing ground-floor retail unit to provide one residential apartment" Doyle Family Butcher's, Stephen Street, Dunlavin, Co. Wicklow is **development** and is **exempted development**.
- b) "The upgrading of existing windows" Doyle Family Butcher's, Stephen Street, Dunlavin, Co. Wicklow is **development** and is **exempted development**.
- c) "The provision of a new external doorway and external access stairway to the rear" Doyle Family Butcher's, Stephen Street, Dunlavin, Co. Wicklow is **development** and is **Not exempted development**.

Signed: _____

Sidd Banerjee

T/Senior Planner

Planning, Economic & Rural Development

Date: _____

12/2/2026



**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

To: Edel Bermingham T/S.P. / Patrice Ryan S.E.P.
From: Billy Slater A.P.
Type: Section 5 Application
REF: EX 07/2026
Applicant: Myles Doyle
Date of Application: 20/01/2026
Decision Due Date: 16/02/2026
Address: Doyles Family Butchers, Stephens St, Dunlavin, Co. Wicklow
Exemption Query: Conversion of first floor accommodation to self-contained apt

Application Site: The application site is located centrally on Stephen Street within the level 5 settlement of Dunlavin. The site is occupied by a terraced three-bay two-storey structure currently in use as a butcher at ground floor level, with street parking facilities to the front and yard to the rear. The application site is located within a 'Town Centre' zoning within the Dunlavin ACA and is bound by further terraced structures to the north-west and south-east.

Aerial / Site Image



Section 5 Referral

The General Arrangement Drawings provided outlines further 'works' required in order to facilitate the proposal, namely the upgrading of existing windows, provision of a rear external doorway, and provision of an external access stairway. As such, from examining the submitted particulars, it is noted that the section 5 query should be re-worded as follows.

- a) Carrying out of internal alterations to first-floor accommodation above an existing ground-floor retail unit to provide one residential apartment,
- b) Upgrading of existing windows,
- c) Provision of a new external doorway to the rear, and
- a) Provision of a new external access stairway

at Stephens Street, Dunlavin, Co. Wicklow

Relevant Planning History:

Ref	08/817
Applicant	M Doyle
Development	pedestrian ramped entrance from public footpath to existing shop doorway. No other features of existing premises will change due to this application
Decision	Grant

Legislative Context:

Planning and Development Act 2000 (as amended)

Section 2(1) of the Act states the following in respect of the following:

“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...”

Section 3(1) of the Act states the following in respect of ‘development’:

“In this Act, ‘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.” in the use of any land or structures situated on land, or

Section 4 sets out the types of works that while considered ‘development’, can be considered ‘exempted development’ for the purposes of the Act.

Section 4 (1) (h) is relevant for the purposes of this declaration:

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

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

Section 4(2) makes provision for ministerial regulations to set out further exemptions. The 2001 Planning Regulations as amended derive from this section and designate further works as being exempted development for the purposes of the act.

Planning and Development Regulations, 2001 (as amended)

Article 6(1) states that certain classes of development which are specified in Schedule 2 shall be exempted development for the purposes of the Act, subject to compliance with any associated conditions and limitations;

Article 9 (1):

Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) *If the carrying out of such development would—*

(i) *Contravene a condition attached to a permission under Act or be inconsistent with any use specified in a permission under the Act,*

(ii) *consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,*

(iii) *Endanger public safety by reason of traffic hazard or obstruction of road users,*

And so on,

Schedule 2 Part 1-3 describes classes of development which are exempted development, provided that such development complies with the associated conditions and limitations.

Details submitted in support of the application:

- Proposed/ existing elevations and first floor floorplans.
- Site location map.

Assessment:

The Section 5 declaration application seeks an answer with respect to the following question:

Whether the;

- a) Carrying out of internal alterations to first-floor accommodation above an existing ground-floor retail unit to provide one residential apartment,
- b) Upgrading of existing windows,
- c) Provision of a new external doorway to the rear, and
- d) Provision of a new external access stairway

at Stephens Street, Dunlavin, Co. Wicklow is or is not exempted development:

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 2000 (as amended). 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.

It should be noted that Section 2 of the Act defines works as:

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

I am satisfied that the proposal would involve works of demolition and alteration and 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 its associated Regulations.

Concerning Items (a) and (b), it is proposed to carry out internal alterations as to facilitate the change of existing residential floor space to a self-contained apartment (i.e. no change of use is proposed) in addition to the upgrading of several existing windows. The submitted plans and front elevation indicate that the upgraded windows are to be in visually keeping with those currently existing. In this regard it is concluded that the aforementioned items would fall under the remit of Section 4(1)(h), consisting of works for the maintenance, improvement or other alteration of any structure, 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, and would as such constitute exempted development.

With regard to Items (c) and (d), inclusive of the provision of a new rear external doorway and access stairway, no exemption exists for these works.

Recommendation:

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

- a) Carrying out of internal alterations to first-floor accommodation above an existing ground-floor retail unit to provide one residential apartment,
- b) Upgrading of existing windows,
- c) Provision of a new external doorway to the rear, and
- d) Provision of a new external access stairway

at Stephens Street, Dunlavin, Co. Wicklow is or is not exempted development:

The Planning Authority considers that:

- a) The carrying out of internal alterations to first-floor accommodation above an existing ground-floor retail unit to provide one residential apartment **is development and is exempted development.**
- b) The upgrading of existing windows **is development and is exempted development.**
- c) The provision of a new external doorway and external access stairway to the rear **is development and is Not exempted development.**
- d) ~~The provision of a new external access stairway is development and is not exempted development.~~

Main Considerations with respect to Section 5 Declaration :

- a) The details received with the Section 5 Declaration Application on 20/01/2026.
- b) Sections 2, 3 and 4 of the Planning & Development Act 2000 (as amended)
- c) Article 6, 9 and Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration :

- i. The use of the first floor accommodation as a residential apartment would not be development
- ii. The carrying out of internal alterations, the insertion of windows and provision of a new first floor external door and access stairway ~~proposed items~~ would come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000(as amended) and are therefore development.
- iii. The carrying out of internal alterations to first-floor accommodation above an existing ground-floor retail unit to provide one residential apartment and upgrading of existing windows would not be considered to 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 be exempt having regard to Section 4(1)(h) of the Planning and Development Act 2000 (as amended).
- iv. The provision of an upper floor external door and access stairway would not come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended), as the access stairway forms a separate structure, and the provision of upper floor access would be inconsistent with the character of the structure. There are no exemptions for the provision of

a new rear external doorway and access stairway under the Planning and Development Regulations 2001(as amended).



Billy Slater A.P.
10/02/2026



Agreed as modified
10/12/2026

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Billy Slater
Assistant Planner

FROM: Nicola Fleming
Staff Officer

**RE:- EX07/2026 - 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 20/01/2026

The due date on this declaration is the 16/02/2026.



Staff 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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Suíomh / Website www.wicklow.ie

Stephen Coyle
Stephen Street
Dunlavin
Co. Wicklow
W97 R77X

20th January 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX07/2026

A Chara

I wish to acknowledge receipt on 20/01/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 16/02/2026.

Mise, le meas

Nicola Fleming
Staff Officer
Planning, Economic & Rural Development



icola Fleming

From: Siobhan O'Brien
Sent: Tuesday 20 January 2026 16:15
To: Nicola Fleming
Subject: FW: Section 5 Declaration Application – Doyle Family Butchers, Stephen Street, Dunlavin
Attachments: Section 5 Declaration_ Doyles Butcher, Dunlavin.pdf; DLR PL 010.1_General Arrangements.pdf; Site Location Map.pdf

From: Stephen Coy <stephencoy1@gmail.com>
Sent: Tuesday 20 January 2026 16:00
To: Planning - Planning and Development Secretariat <plandev@wicklowcoco.ie>
Subject: Section 5 Declaration Application – Doyle Family Butchers, Stephen Street, Dunlavin

Some people who received this message don't often get email from stephencoy1@gmail.com. [Learn why this is important](#)

**External Sender - From: (Stephen Coy
<stephencoy1@gmail.com>)**

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CAUTION This email originated from outside Wicklow County Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir / Madam,

Please find attached an application for a Declaration under Section 5 of the Planning and Development Act 2000 (as amended) in respect of premises at Doyle Family Butchers, Stephen Street, Dunlavin, Co. Wicklow (W91 WF78).

The application seeks a determination as to whether the proposed conversion of existing first-floor accommodation above an existing ground-floor retail unit to provide one residential apartment, while retaining the ground floor in retail use, constitutes development and/or exempted development.

The submission includes:

- Completed Section 5 Application Form;
- Site Location Map;
- General Arrangement Drawings illustrating the proposed works.

The prescribed fee of €80 can be paid by EFT if you can please contact me on 086-1653171. Please advise if this arrangement is to your satisfaction.

Should you require any clarification or additional documentation to assist in your assessment, please do not hesitate to contact the undersigned.

Kind Regards,

Stephen Coy

M.Arch MRIAI



London 0 Hull 4 Architecture & Design Studio | 25 Finlay Park , Co.
Kildare | 00 353 86 1653171

Wicklow County Council
County Buildings
Wicklow
0404-20100

26/01/2026 12 19 43

Receipt No L 1/0/357928

STEPHEN COY
DI Residential Properties
Station Road,
Dunlavin
co , 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 VANESSA PORTER
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 29 JAN 2026

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

1. Applicant Details

- (a) Name of applicant: Myles Doyle
Address of applicant: Doyle Family Butcher's
Stephen Street
Dunlavin
Co Wicklow
W91 WF78

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

2. Agents Details (Where Applicable)

- (b) Name of Agent (where applicable) Stephen Coy (London 0 Hull 4)
Address of Agent : Stephen Street
Dunlavin
Co. Wicklow
W91 R77X

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

3. Declaration Details

i. Location of Development subject of Declaration

Doyle Family Butcher's , Stephen Street , Dunlavin, Co Wicklow, W91 WF78

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, 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

The applicant seeks a declaration under Section 5 of the Planning and Development Act 2000 (as amended) as to whether the following proposal constitutes development and/or exempted development.

The proposal relates to the conversion of the existing vacant and derelict first-floor accommodation above an existing ground-floor retail unit to provide one self-contained residential apartment, while retaining the ground floor in its existing commercial retail use. No material structural alterations are proposed externally, other than the formation of a single door opening to the rear elevation at first-floor level.

The works proposed comprise:

- Internal reconfiguration of the first-floor accommodation to provide a single residential unit;
- Provision of an independent access arrangement to the residential unit to the rear of the building;
- Associated internal works including services, insulation, and fire separation/energy upgrade works;
- No material alteration to the external appearance of the front of the building with exception of window upgrades if necessary.

The applicant seeks a declaration as to whether the proposed works constitute development and, if so, whether they constitute exempted development, subject to compliance with all relevant conditions and limitations, having regard in particular to the provisions of the Planning and Development Regulations 2001 (as amended), including Article 10(6) relating to the change of use of vacant commercial premises to residential use.

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**

The applicant considers the following provisions of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) to be relevant to the declaration sought:

Planning and Development Act 2000 (as amended):

Section 3(1) – Definition of “development”;

Section 3(2) – Matters which are not development,

Section 4(1) – Exempted development;

Section 5 – Declarations as to what is or is not development or exempted development.

Planning and Development Regulations 2001 (as amended):

Article 10(6) – Change of use of vacant commercial premises to residential use;

Article 9(1) – Classes of development which are exempted development, subject to conditions and limitations;

Schedule 2, Part 1 – Classes of exempted development (where applicable);

Schedule 2, Part 2 – Classes of exempted development for industrial, commercial and other uses (where applicable);

Schedule 2, Part 4 – Classes of exempted development relating to change of use (where applicable).

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 The subject property is not a Protected Structure, is not proposed for protection, and is not located within the curtilage of a Protected Structure, as identified in the Record of Protected Structures contained within the relevant Development Plan.

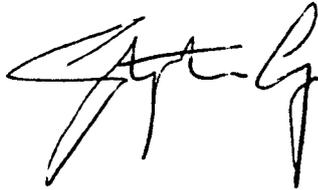
- vii. List of Plans, Drawings submitted with this Declaration Application

- Site Location Map
- General Arrangement Drawings Demonstrating Proposed Changes

- viii. Fee of € 80 Attached ?

- Please contact the undersigned for payment via EFT (086-1653171)

Signed :

A handwritten signature in black ink, appearing to be 'A. G.', written over a horizontal line.

Dated : 20/01/2026

Surveyed 2002
Revised 2009
Levelled

Land Registry Compliant Map



887456

701644

ITM CENTRE PT. COORDS

687164,701429

DESCRIPTION

MAP SHEETS

1:2500
3895-B



Arís breithní ag an Búro ar Sárthréacht Ordánas Éireann. Tá an t-ádh seo bunaithe ar an t-ádh a bhí ann nuair a bhí an t-ádh seo á dhéanamh agus níl sé á dhéanamh arís. Níl sé á dhéanamh arís agus níl sé á dhéanamh arís.

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© Sárthréacht Ordánas Éireann, 2011
© Ordnance Survey Ireland, 2011

Land Registry Use Only

LONDON O
HULL 4 ARCHITECTURE
& DESIGN STUDIO



701644

888873

701214

888873

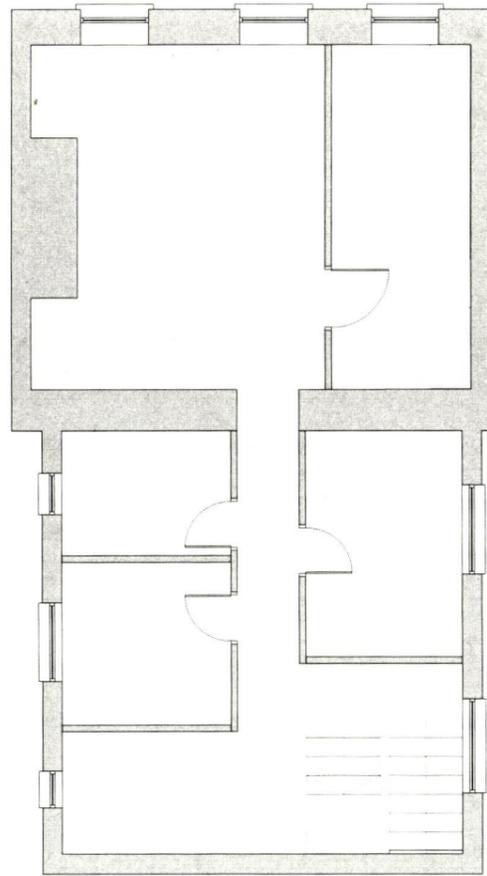
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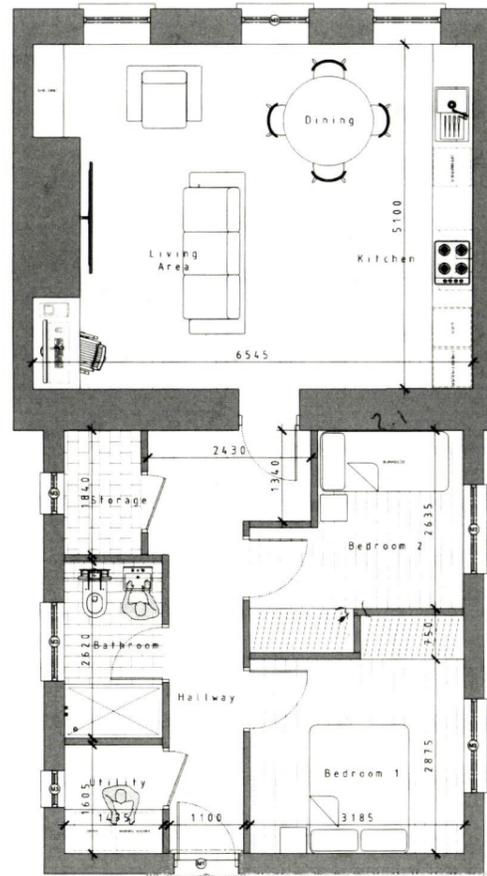
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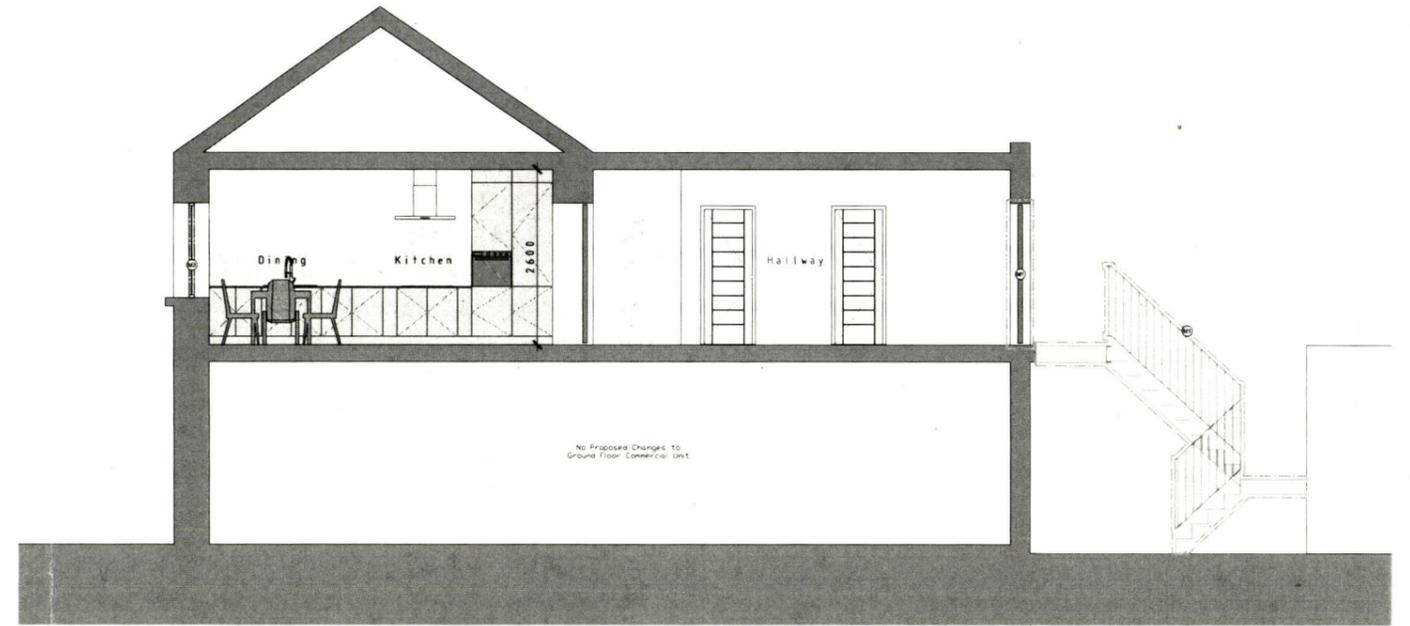
887456



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECTION A-A



EXISTING/PROPOSED FRONT ELEVATION



EXISTING/PROPOSED REAR ELEVATION

EXTERIOR ALTERATIONS LEGEND
 (Symbol) Proposed alterations to external appearance of building
 (Symbol) Proposed alterations to rear of building
 (Symbol) Existing windows