



# Comhairle Contae Chill Mhantáin Wicklow County Council

Forbairt Pleanála agus Comhshaol  
Planning Development and Environment

Áras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
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Rphost / Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

John McDonald

22 February 2024

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX09/2024

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 Bord Pleanála of such fee as may be prescribed, refer a declaration for review by the Board 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 McDonald

Location: 17 Camaderry Road, Bray, Co. Wicklow

CHIEF EXECUTIVE ORDER NO. CE/PDE/266/2024

A question has arisen as to whether "construction of a single storey extension 18sqm to the rear" at 17 Camaderry Road, Bray, Co. Wicklow is or is not exempted development.

### Having regard to:

- a) The details submitted on the 2<sup>nd</sup> February with the Section 5 Declaration application
- b) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 6, 9 and Schedule 2, Part 1 : Class 1 of the Planning and Development Regulations 2001 (as amended)

### Main Reasons with respect to Section 5 Declaration:

- The construction of a new extension comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000 (as amended).
- The 18sqm rear extension to the house would come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended.

The Planning Authority considers that "construction of a single storey extension 18sqm to the rear" at 17 Camaderry Road, Bray, Co. Wicklow is development and is exempted development.

Signed:

  
ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT

Dated 27 February 2024



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PDE/266/2024

Reference Number: EX09/2024

Name of Applicant: John McDonald

Nature of Application: Section 5 Referral as to whether or not "construction of a single storey extension 18sqm to the rear" is or is not exempted development.

Location of Subject Site: 17 Camaderry Road, Bray, Co. Wicklow

Report from Edel Bermingham SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "construction of a single storey extension 18sqm to the rear" at 17 Camaderry Road, Bray, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Having regard to:

- a) The details submitted on the 2<sup>nd</sup> February with the Section 5 Declaration application
- b) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 6, 9 and Schedule 2, Part 1 : Class 1 of the Planning and Development Regulations 2001 (as amended)

Main Reason with respect to Section 5 Declaration:

- The construction of a new extension comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- The 18sqm rear extension to the house would come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended.

Recommendation:

The Planning Authority considers that "construction of a single storey extension 18sqm to the rear" at 17 Camaderry Road, Bray, Co. Wicklow is development and is exempted development as recommended in the report by the SEP.

Signed Edel Bermingham

Dated 21<sup>st</sup> day of February 2024

ORDER:  
I HEREBY DECLARE:

That "construction of a single storey extension 18sqm to the rear" at 17 Camaderry Road, Bray, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed: Fergal T. Murphy  
Senior Engineer  
Planning Development & Environment

Dated 22<sup>nd</sup> day of February 2024

## **Section 5 Application EX 09/2024**

Date : 20<sup>th</sup> February 2024.

Applicant : John Mc Donald

Address : 17 Camaderry Road, Bray.

Exemption Whether or not :

Construction of an single storey extension 18sqm to the rear of the 17 Camaderry Road constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

## **Section 5 History :**

EX 85/2023 Declaration issued stating that the erection an extension at 17 Camaderry Road, Bray, Co. Wicklow is development and is not exempted development.

Main Reasons with respect to Section 5 Declaration :

- The construction of a new extension comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- the extension to the house would not come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, as the extension projects 1.8m to the side of the rear wall of the dwelling.

## **Relevant legislation :**

Planning and Development Act 2000 ( as amended)

"habitable house" means a house which—

- (a) is used as a dwelling,
- (b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or
- (c) was provided for use as a dwelling but has not been occupied;

"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
- (b) in relation to a protected structure or proposed protected structure, includes—
  - (i) the interior of the structure,
  - (ii) the land lying within the curtilage of the structure,
  - (iii) any other structures lying within that curtilage and their interiors, and



(iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in *subparagraph (i) or (iii)*;

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

### Section 3 :

3.—(1) In this Act, "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 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.

(4A) Notwithstanding subsection (4), the Minister may make regulations prescribing development or any class of development that is—

(a) authorised, or required to be authorised by or under any statute (other than this Act) whether by means of a licence, consent, approval or otherwise, and

(b) as respects which an environmental impact assessment or an appropriate assessment is required, to be exempted development.

*Planning and Development Regulations 2001(as amended).*

### Article 5

"house" does not, as regards development of classes 1, 2, 3, 4, 6(b)(ii), 7 or 8 specified in column 1 of Part 1 of Schedule 2, or development to which articles 10(4) or 10(5) refer, include a building designed for use or used as 2 or more dwellings or a flat, an apartment or other dwelling within such a building;

## 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) Note see Regulations for full Article

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—

< See Regulations for List>

## Schedule 2 : Part 1

### CLASS 1

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

#### Conditions/ Limitations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **CLASS 5**

The construction, erection or alteration, within or bounding the curtilage of a house, of a gate, gateway, railing or wooden fence or a wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.

#### **Conditions and Limitations**

1. The height of any such structure shall not exceed 2 metres or, in the case of a wall or fence within or bounding any garden or other space in front of a house, 1.2 metres.

2. Every wall other than a dry or natural stone wall bounding any garden or other space shall be capped and the face of any wall of concrete or concrete block (other than blocks with decorative finish) which will be visible from any road, path or public area, including public open space, shall be rendered or plastered.

3. No such structure shall be a metal palisade or other security fence.

#### **An Bord Pleanála Referrals**

##### **RL3523**

An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the first floor extension built at the side and to the rear of 5 Church Avenue, Sandymount, Dublin is development and is not exempted development. Whether a first floor extension built at the side and to the rear of 5 Church Avenue, Sandymount, Dublin is or is not development or is or is not exempted development.

The first floor extension constitutes works, which come within the scope of Section 3(1) of the Planning and Development Act 2000, and, therefore, constitutes development, (b) the development does not come within the scope of section 4(1)(h) of the Planning and Development Act, 2000, and (c) the first floor extension does not come within the scope of the exemption provided in Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 as it is positioned to the side rather than the rear of the existing house.

**RL.3491**

An Bord Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the 2000 Act, hereby decides that the said extension and alterations to an existing house at Annascannon, Thomastown, Killucan, County Westmeath, are development and are not exempted development.

(i) the extension and alterations to the house comprised works, which constitutes development, (ii) the extended area of the house fails to come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, arising from its location partly to the side of the house, (iii) neither the extension nor the alterations undertaken come under the exemption under section 4(1)(h) of the Planning and Development Act, 2000, as amended, arising from the nature and scale of the interventions made, which substantially exceed the scope of "maintenance, improvement or other alteration",

**RL 2506**

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the said extension at 38 Rahoon Road, Shantalla, Galway is not exempted development.

AND WHEREAS An Bord Pleanála has concluded that - the extension would not come within the scope of the exemption provided in Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, because it is positioned partly to the side, projecting beyond the side wall of the house by a distance of 1.95 metres.

*Extract Inspectors Report*

*The view can be taken that the "rear of the house" is confined to the area beyond the rear wall of the main house, excluding any additions by way of extensions, or structures ancillary to the residential use of the house that project beyond the side/gable wall. As such, the extension would not fall within the definition of Class One in that an extension must extend from and beyond the rear of the house if it is to be in accordance with the description within Class One. On the basis of the foregoing, it can be concluded that there is no provision for exemptions for development to the side, even if the projection is at the rear of the house such as in the case of the development subject of the Question and therefore that the development is development and is not exempted development.*

**Assessment :**

The application seeks a declaration as to whether the construction of a single storey extension 18sqm to the rear of the 17 Camaderry Road is exempted development within the meaning of the Planning and Development Acts 2000 ( as amended).

The applicant has submitted drawings which are for a House Extension and Renovation works. The applicant in the cover letter indicates drawings submitted by reference to EX85/2023 were incorrect, and the current drawings show the proposals accurately. The overall extension is 18 sqm with an overall height of c. 2.9m, with the extension c. 0.6m above ground level.

Drawings show a patio area outside of the extension which is at a level of c. 0.8m above ground level, this element has not been queried as part of this Section 5.

In the first instance it is considered that the construction of an extension would come within the definition of works under the Planning and Development Act 2000 ( as amended), and would therefore be development having regard to the provisions of Section 3 of that Act.

The relevant exClass 1: Part 1 : Schedule 2 is the relevant exemption with respect to the provision of extensions. This exemption is for :

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.

The submitted documents indicate that the extension wholly to the rear and therefore would come within the description set out under Class1. The Limitations to this

Limitation 1. – Extension 18sqm at ground level and therefore comes within limitation.

Limitation 2 – No previous extensions.

Limitation 3 – Not applicable as ground floor extension

Limitation 4 – Height of extension accords with this limitation.

Limitation 5 - Extension will not reduce POS below 25sqm.

Limitation 6- No side windows to be provided.

Limitation 7- Roof not to be used as balcony.

Accordingly, the extension would come within the provisions of Class 1.

None of the provisions of Article 9 of the Planning and Development Regulations would apply to the extensions, such that it would no longer be exempted development.

**Recommendation :**

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

The construction of a single storey extension 18sqm to the rear of the 17 Camaderry Road, Bray, Co. Wicklow

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority consider that :The construction of a single storey extension 18sqm to the rear of the 17 Camaderry Road, Bray, Co. Wicklow is development and is exempted development.

**Main Considerations with respect to Section 5 Declaration :**

- a) The details submitted on the 2<sup>nd</sup> February with the Section 5 Declaration application
- b) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 6, 9 and Schedule 2, Part 1 : Class 1 of the Planning and Development Regulations 2001 (as amended)

**Main Reasons with respect to Section 5 Declaration :**

- The construction of a new extension comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- The 18sqm rear extension to the house would come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended.

*Subj*  
20/2/2024

*Issue declaration as recommended  
Pg 1 of 1  
22/02/24*

**MEMORANDUM**  
**WICKLOW COUNTY COUNCIL**

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**TO: Edel Bermingham**  
**Senior Executive Planner**

**FROM: Nicola Fleming**  
**Staff Officer**

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**RE:- Application for Certificate of Exemption under Section 5 of the  
Planning and Development Acts 2000 (as amended).  
EX09/2024**

I enclose herewith application for Section 5 Declaration received 2<sup>nd</sup> February 2024.

The due date on this declaration is 29<sup>th</sup> February 2024.

  
\_\_\_\_\_  
**Staff Officer**  
**Planning Development & Environment**





**Comhairle Contae Chill Mhantáin**  
**Wicklow County Council**

**Forbairt Pleanála agus Comhshaol**  
**Planning Development and Environment**

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John McDonald

6<sup>th</sup> February 2024

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX09/2024 – 17 Camaderry Road, Bray**

A Chara

I wish to acknowledge receipt on 02/2024 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 29/02/2024.

Mise, le meas

NICOLA FLEMING  
STAFF OFFICER  
PLANNING DEVELOPMENT AND ENVIRONMENT



John McDonald

31<sup>st</sup> of January 2024

RE: Declaration EX85/2023 – Issued 10/01/2024

Dear Sir/Madam,

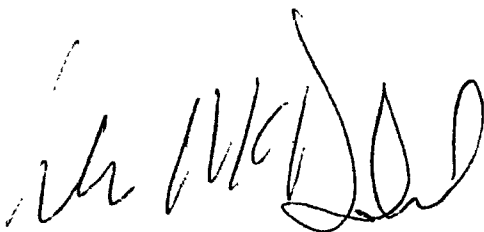
I refer to the above declaration I received in relation to my home, No.17 Camaderry Road.

I submitted the application seeking a section 5 exempted development certificate as part of the process to acquire the vacant homes grant. Regrettably, the drawings that I submitted were inaccurate. These drawings failed to show an existing/original and fully connected part of the house. This, in turn, affected the process and led to the decision to refuse an exempted development certificate.

I have, as part of a new application, submitted accurate drawings of the house and the proposed extension, which is single storey and 18 square meters, and solely to the rear of the house.

I would be very grateful if, in light of the fact that the previous decision was made with inaccurate information, consideration could be given to this new application.

Kind regards,

A handwritten signature in black ink, appearing to read 'John McDonald', with a stylized, cursive script.

John McDonald

Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

02/02/2024 14 00 03

Receipt No 11/0/324805

JOHN MC DONALD  
9 DARGAN COURT  
SIDMONTON AVENUE  
BRAY

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

Total	80 00 EUR
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Tendered	
Credit Card	80 00

Change	0 00
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Issued By Katie Finn  
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 \_\_\_\_\_

**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 McDonald  
Address of applicant:

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

**2. Agents Details (Where Applicable)**

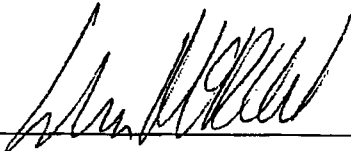
- (b) Name of Agent (where applicable) \_\_\_\_\_  
Address of Agent : \_\_\_\_\_  
\_\_\_\_\_

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

**3. Declaration Details**

RECEIVED 02 FEB 2024

- i. Location of Development subject of Declaration: 17 Camaderry Road, Bray, Wicklow, A98C6K6
- 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: I am constructing a single story 18 square meter extension solely to the rear of my property and I am seeking a certificate of exemption.  
*Additional details may be submitted by way of separate submission.*  
  
*I have submitted detailed drawings and a letter in tandem with this application form.*
- v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration: I believe Class 1 Part 1 of Schedule 2 relevant but I am unsure if other provisions might also be relevant.  
*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 I have submitted a single pdf with a variety of drawings.
- viii. Fee of € 80 Attached ? Paid by phone.

Signed :  Dated : 31/1/24

**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

# SECTION 5 APPLICATION

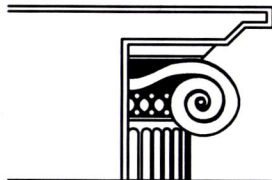
FOR: HOUSE EXTENSION AND RENOVATIONWORKS, ALL  
TOGETHER WITH ASSOCIATED SITE WORKS

EXTENDED AREA TO REAR AT GROUND FLOOR LEVEL  
18m<sup>2</sup> (EXEMPTED DEVELOPMENT - ARTICLE 6,  
SCHEDULE 2, PART 1, CLASS 1)

AT: NO.17, CAMADERRY ROAD, BRAY, CO. WICKLOW

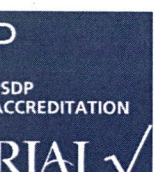
APPLICANT(S): JOHN MCDONALD & ANNA CONLAN

DATE: MAY 2023



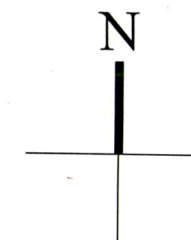
THE PADRAIG SMITH PARTNERSHIP  
ARCHITECTS PLANNERS DESIGNERS  
PROJECT MANAGEMENT CONSULTANTS

The Redhouse,  
Market Square,  
Wicklow Town, Ireland.  
Phone: 0404-69478  
Fax: 0404-66584





**NOTE:**  
THESE WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH AND FULLY COMPLY WITH THE CURRENT BUILDING REGULATIONS . AS PER BUILDING CONTROL ACT AND BUILDING CONTROL REGULATIONS

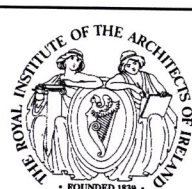


SITE OUTLINED IN RED  
SHEET REF:  
OSI LICENCE NO.:CYAL50313328



ARCHITECTS PLANNERS DESIGNERS

Market Square  
Wicklow  
Ireland  
Phone 0404-69478  
Fax 0404-66584



DWELLING AT NO.17 CAMADERRY ROAD

## SITE LOCATION MAP

NO: GA/02-01

© This drawing is copyright.



A diagram showing a coordinate system with a thick line segment labeled 'N' representing a magnetic field vector.

[illegible]

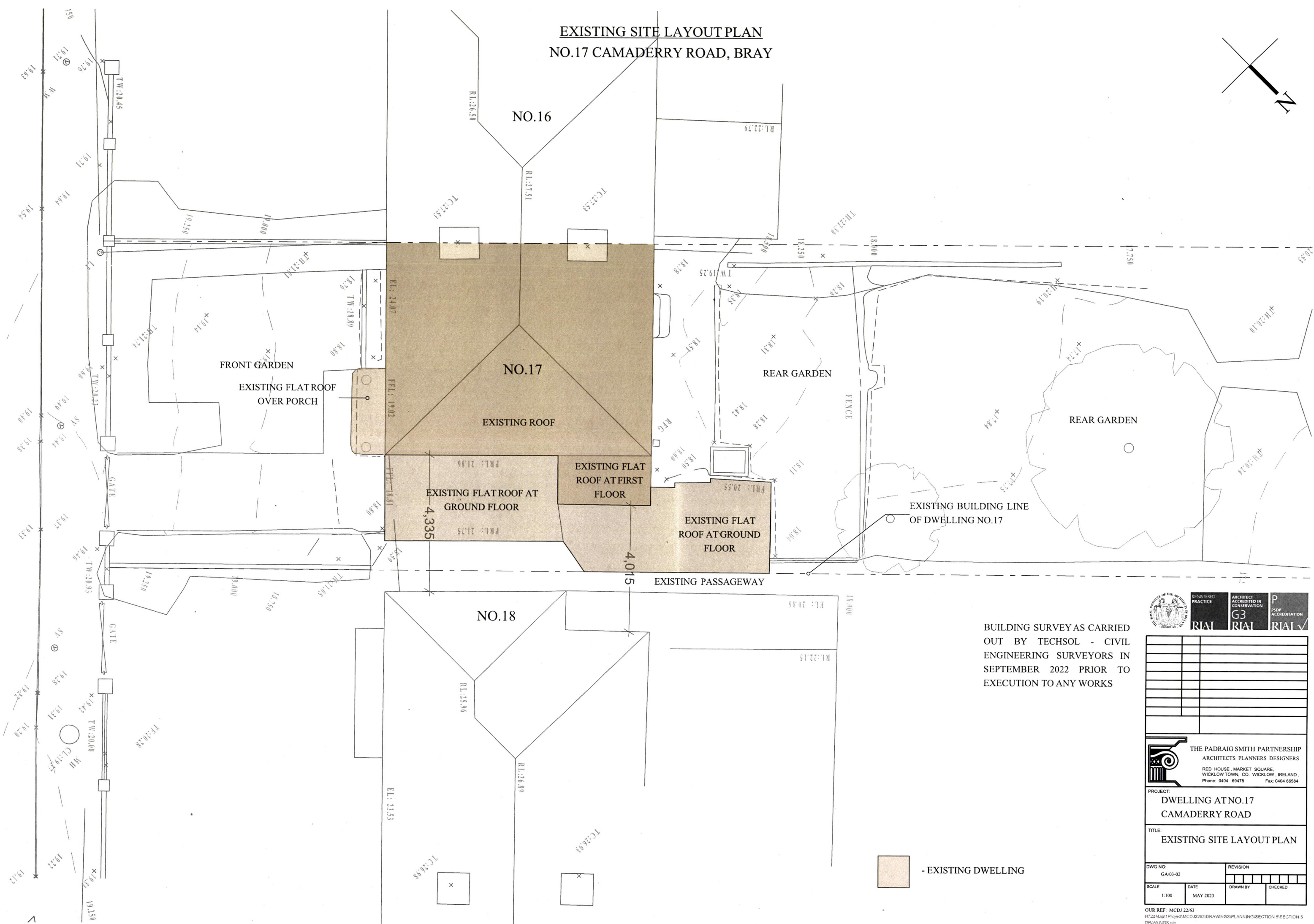
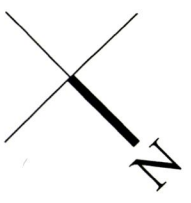
PROJECT:  
DWELLING AT NO.17  
CAMADERRY ROAD

TITLE:													
PROPOSED SITE LAYOUT PLAN													
DWG NO:		REVISION											
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OUR REF: MCDJ 22/63  
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EXISTING SITE LAYOUT PLAN  
NO.17 CAMADERRY ROAD, BRAY



BUILDING SURVEY AS CARRIED  
OUT BY TECHSOL - CIVIL  
ENGINEERING SURVEYORS IN  
SEPTEMBER 2022 PRIOR TO  
EXECUTION TO ANY WORKS

 - EXISTING DWELLING



PROJECT:			
DWELLING AT NO.17 CAMADERRY ROAD			
TITLE:			
EXISTING SITE LAYOUT PLAN			
DWG NO:	REVISION		
GA/03-02			
SCALE	DATE	DRAWN BY	CHECKED
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OUR REF: MCD/ 22/43  
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DRAWINGS.pln

THE PADRAIG SMITH PARTNERSHIP  
ARCHITECTS PLANNERS DESIGNERS  
RED HOUSE, MARKET SQUARE,  
WICKLOW TOWN, CO. WICKLOW, IRELAND.  
Phone: 0404 69478 Fax: 0404 66594



A diagram showing a line with a thick segment and a label 'N'.

[illegible]

THE PADRAIG SMITH PARTNERSHIP  
ARCHITECTS PLANNERS DESIGNERS

RED HOUSE, MARKET SQUARE,  
WICKLOW TOWN, CO. WICKLOW, IRELAND.

Phone: 0404 69478 Fax: 0404 66584

PROJECT:  
DWELLING AT NO.17  
CAMADERRY ROAD

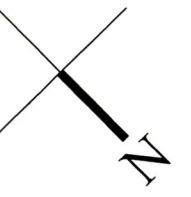
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DWG NO: GA/03-03		REVISION	
SCALE 1:100	DATE MAY 2023	DRAWN BY	CHECKED

OUR REF: MCDJ 22/63  
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EXISTING GROUND FLOOR PLAN  
NO.17 CAMADERRY ROAD, BRAY



NO.16

EXISTING PASSAGEWAY

EXISTING BUILDING LINE  
OF DWELLING NO.17

NO.18

- EXISTING DWELLING

BUILDING SURVEY AS CARRIED  
OUT BY TECHSOL - CIVIL  
ENGINEERING SURVEYORS IN  
SEPTEMBER 2022 PRIOR TO  
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PROJECT:  
DWELLING AT NO.17  
CAMADERRY ROAD

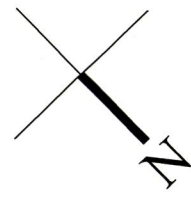
TITLE:  
EXISTING GROUND FLOOR  
PLAN

DWG NO: GA/04-01	REVISION
SCALE 1:100	DATE MAY 2023
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OUR REF: MCDJ 22/63  
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DRAWINGS.pln



PROPOSED GROUND FLOOR PLAN  
NO.17 CAMADERRY ROAD, BRAY



NO.16

NO EXTENSION TO  
FLOOR AREA ON THE  
FIRST FLOOR,  
RENOVATION WORKS  
ONLY TO FIRST FLOOR

NO.16

EXTENDED AREA TO  
THE REAR AT GROUND  
FLOOR = 18m<sup>2</sup>

NO EXTENSION TO THE SIDE  
OF DWELLING BEYOND THE  
EXISTING BUILDING LINE


EXISTING PASSAGEWAY TO BE MAINTAINED

NO.18

NO.18

BUILDING SURVEY AS CARRIED  
OUT BY TECHSOL - CIVIL  
ENGINEERING SURVEYORS IN  
SEPTEMBER 2022 PRIOR TO  
EXECUTION TO ANY WORKS

- EXTENDED AREA TO REAR AT  
GROUND FLOOR LEVEL = 18m<sup>2</sup>  
(EXEMPTED DEVELOPMENT -  
ARTICLE 6, SCHEDULE 2, PART 1, CLASS 1)
- EXISTING DWELLING

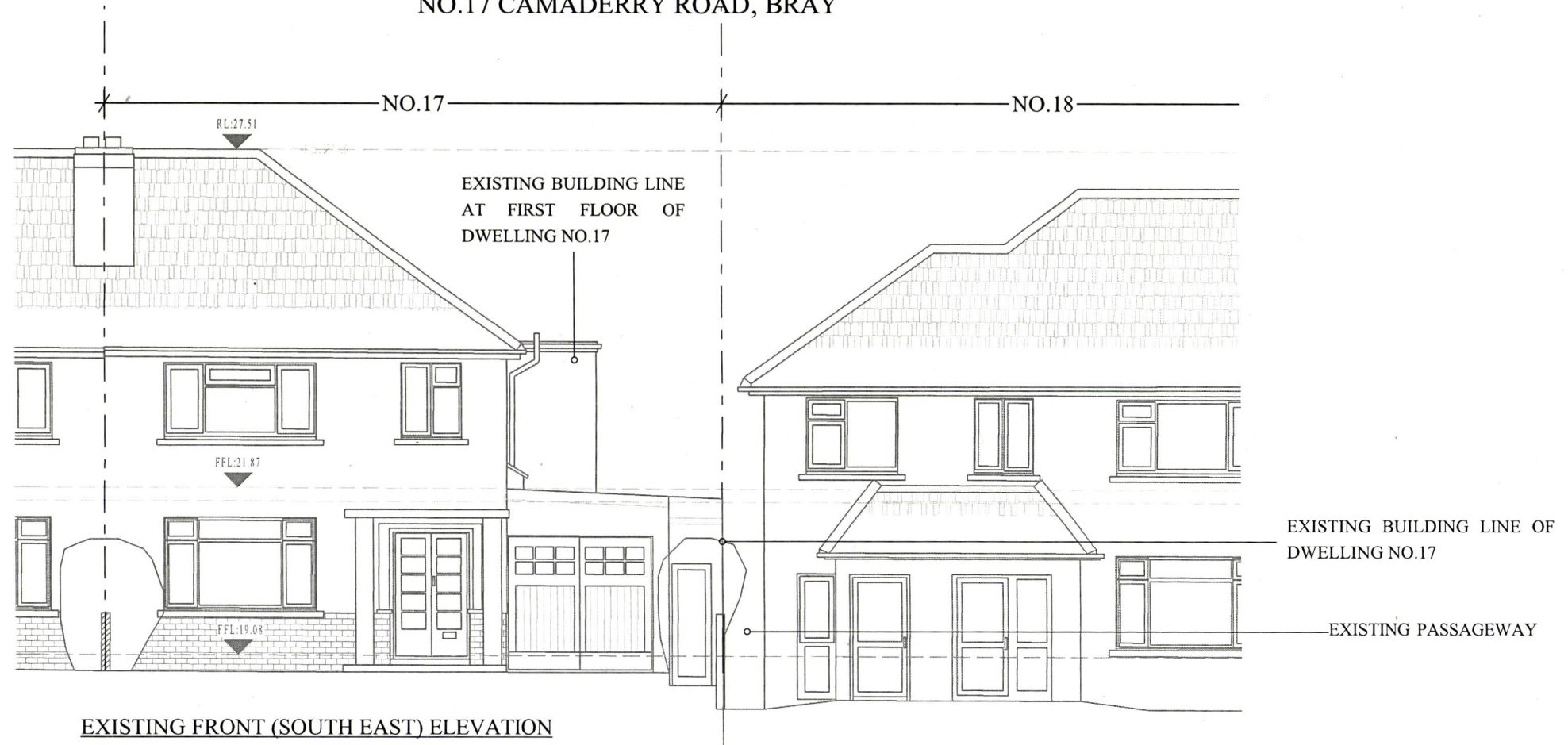


PROJECT:	
DWELLING AT NO.17 CAMADERRY ROAD	
TITLE:	
PROPOSED GROUND FLOOR PLAN	
DWG NO:	REVISION
GA/04-02	
SCALE	DATE
1:100	MAY 2023
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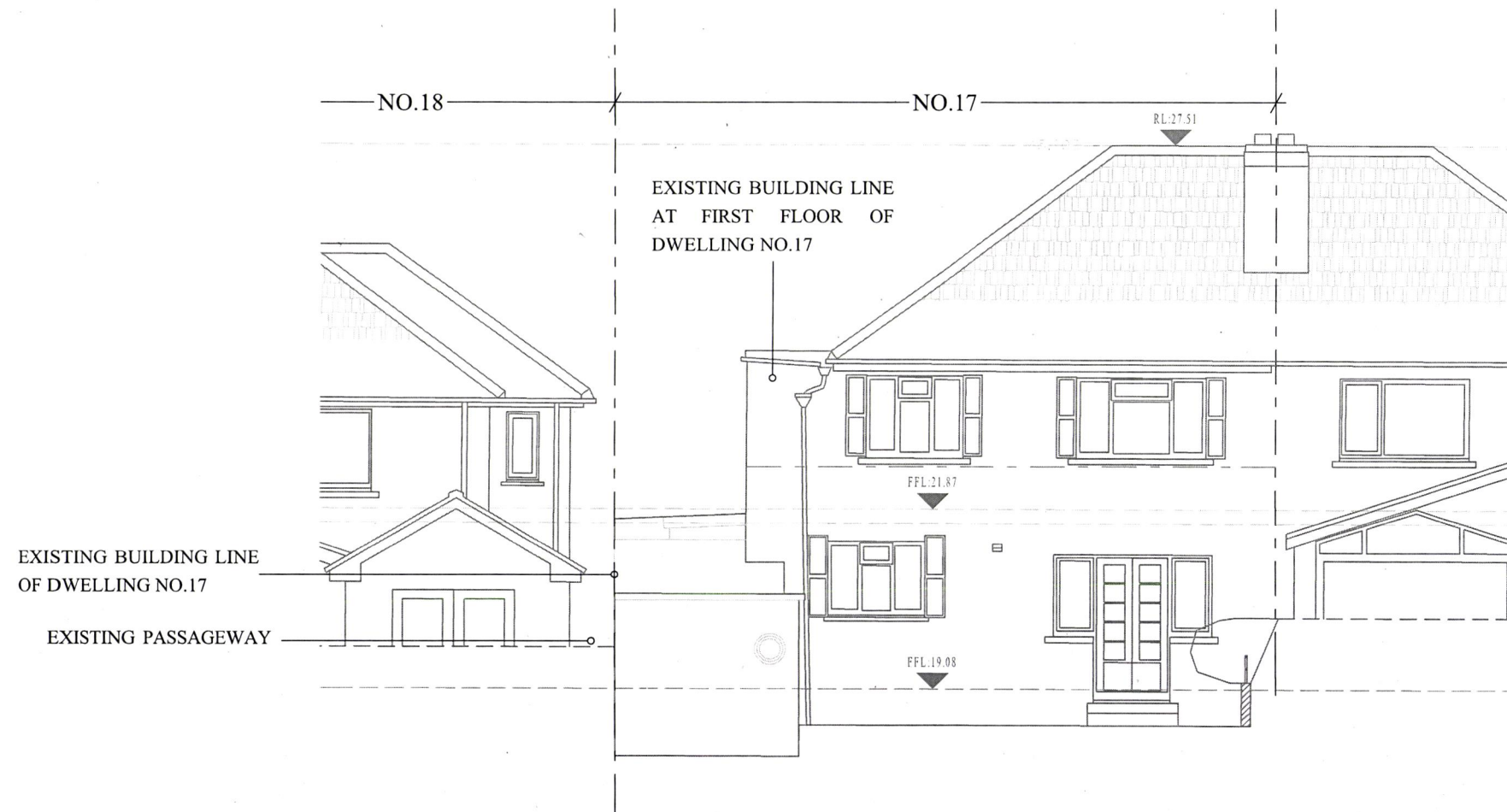
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EXISTING ELEVATIONS  
NO.17 CAMADERRY ROAD, BRAY



EXISTING FRONT (SOUTH EAST) ELEVATION  
SCALE 1:100



EXISTING REAR (NORTH WEST) ELEVATION  
SCALE 1:100

BUILDING SURVEY AS CARRIED  
OUT BY TECHSOL - CIVIL  
ENGINEERING SURVEYORS IN  
SEPTEMBER 2022 PRIOR TO  
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PROJECT:  
DWELLING AT NO.17  
CAMADERRY ROAD

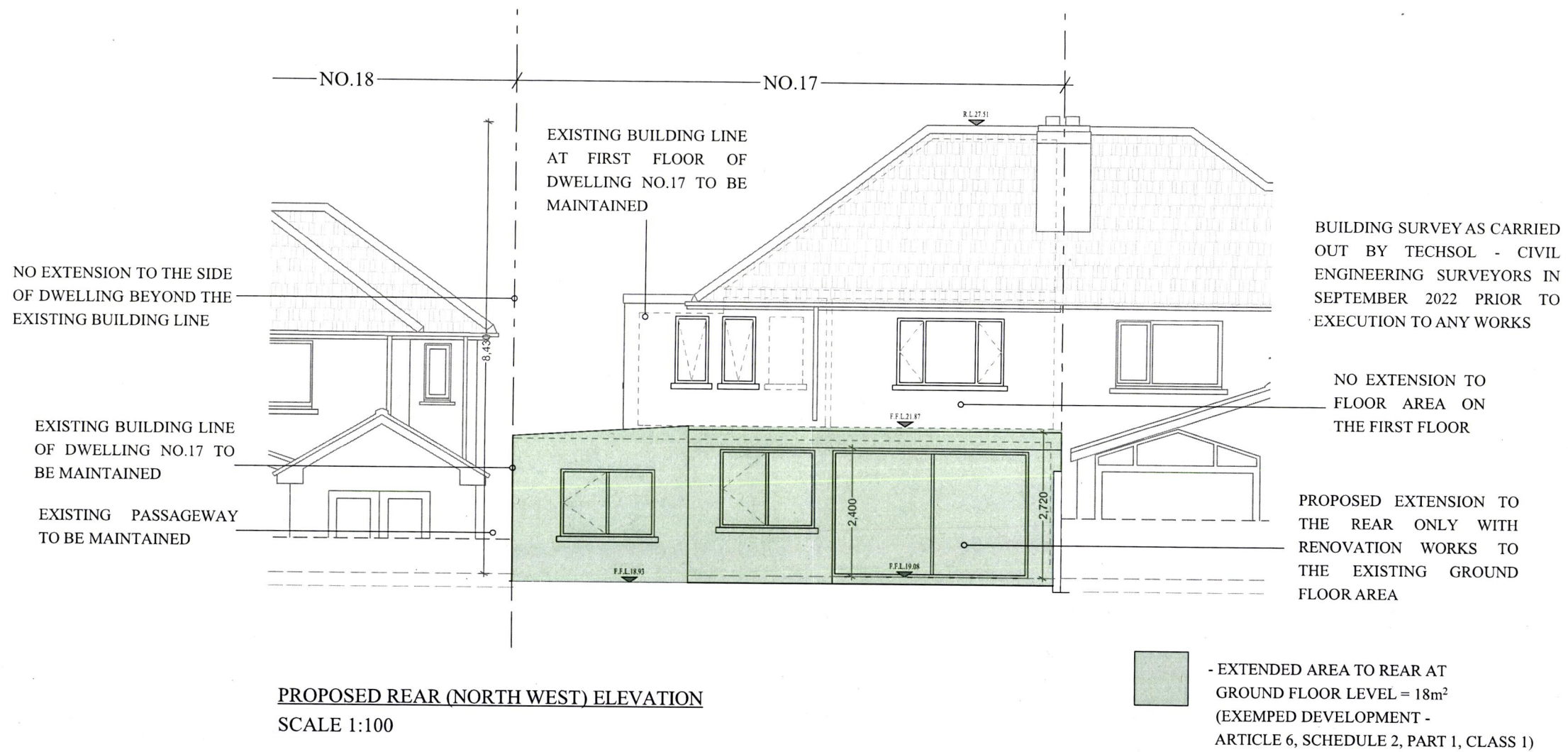
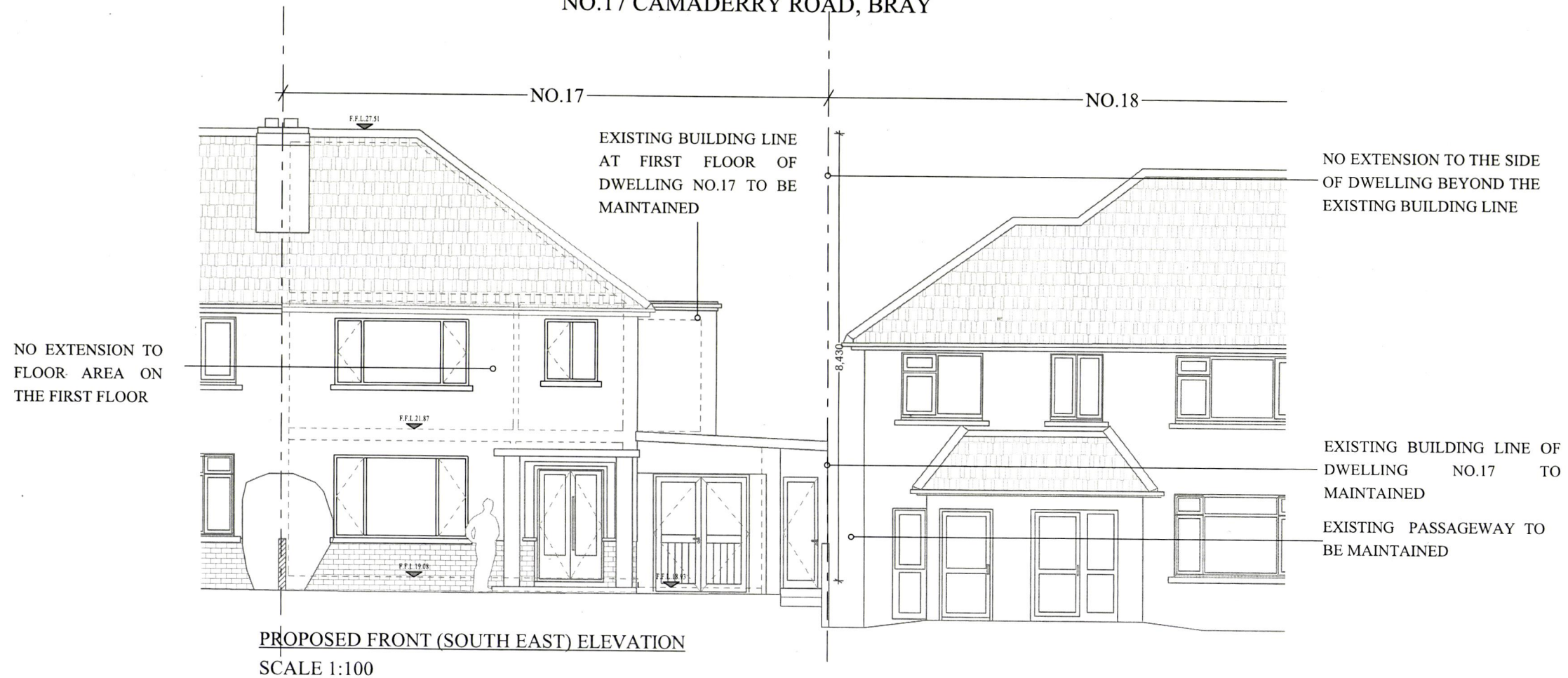
TITLE:  
EXISTING ELEVATIONS

DWG NO: GA/05-01	REVISION
SCALE 1:100	DATE MAY 2023
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PROPOSED ELEVATIONS  
NO.17 CAMADERRY ROAD, BRAY

[illegible]

PROJECT:  
DWELLING AT NO.17  
CAMADERRY ROAD

TITLE:  
PROPOSED ELEVATIONS

DWG NO: GA/05-02		REVISION			
SCALE 1:100	DATE MAY 2023	DRAWN BY		CHECKED	

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