



Comhairle Contae Chill Mhantáin Wicklow County Council

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

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**Indigo Real Estate Management
Unit B
Apex Business Centre
Blackthorn Road
Sandyford
Dublin 18
D18 H6K2**

 August 2025

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000
(As Amended) – EX95/2025 for Peder Hansen on behalf of Strand View Apartments
Bray OMC CLG**

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, ECONOMIC & RURAL DEVELOPMENT**





WICKLOW COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/916

Reference Number: EX 95/2025

Name of Applicant: Peder Hansen on behalf of Strand View Apartments Bray OMC CLG

Nature of Application: Section 5 Referral as to whether or not "a gate to a pedestrian entrance inside the northern part of this development" is or is not development and is or is not exempted development.

Location of Subject Site: Apt 1-38, Strand View Apartments, Strand Road, Bray, Co. Wicklow

Report from Chris Garde, EP & Edel Bermingham, A/SP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "a gate to a pedestrian entrance inside the northern part of this development" at Apt 1-38, Strand View Apartments, Strand 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 31/07/2025;
- b) Sections 2, 3, 4 of the Local Government (Planning and Development) Act 1963 (as amended);
- c) Class 9 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended);
- d) Article 9(1) of the Planning and Development Regulations 2001 (as amended).

Main Reason with respect to Section 5 Declaration:

- (i) The erection of a pedestrian gate is works, having regard to the definition set out in Section 2 of the Planning and Development Act 2000(as amended)
- (ii) The works are development having regard to the provisions of Section 3(1)(a) of the Planning and Development Act 2000(as amended)
- (iii) The provision of a gate to a pedestrian entrance would accord with the provisions of Schedule 2, Part 1, Class 9 of the Planning and Development Regulations 2001 (as amended). Nothing within Article 9 of the Regulations would be applicable in this instance.

Recommendation:

The Planning Authority considers that "a gate to a pedestrian entrance inside the northern part of this development" at Apt 1-38, Strand View Apartments, Strand Road, Bray, Co. Wicklow is development and is exempted development as recommended in the report by the SEP.

Signed Peder Hansen

Dated 25th day of August 2025

ORDER:

I HEREBY DECLARE:

That "a gate to a pedestrian entrance inside the northern part of this development" at Apt 1-38, Strand View Apartments, Strand Road, Bray, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed Seamus O'Connell

Dated 25th day of August 2025

Director of Services

Planning, Economic & Rural Development

WICKLOW COUNTY COUNCIL

Planning Department

Section 5 – Application for declaration of Exemption Certificate

TO: Edel Bermingham A.S.P / Patrice Ryan S.E.P.
FROM: Chris Garde E.P.
SUBJECT REF: EX 95/2025
RECEIVED DATE: 31/07/2025
DECISION DUE DATE: 27/08/2025
APPLICANT: Peder Hansen on behalf of Strand View Apartments Bray OMC CLG
ADDRESS: Apartment 1-38 Strand View Apartments, Strand Road, Bray, Co. Wicklow, A98K3H7.
EXEMPTION QUERY: Is the proposal
1. To add a gate to a pedestrian entrance inside the northern part of this development?
exempted development?

Application Site:

The application site is located along Bray Seafront. The site is occupied by a new block of apartments which were granted planning permission under ABP Ref. PL 27.249185 (WCC Reg. Ref. 16/1402 and later amended) and which is completed and occupied. An existing building is also located to the north which was permitted to be converted from a B&B to a block of 4 apartments.

A pedestrian footpath (with plinth level boundary walls and railings) divides the front portion of the original site between the two front curtilages of the structures (which are both laid out as driveways and car parking areas).

Halfway along the cordoned footpath is a set of two openings that facilitate pedestrian movement between the two front curtilages of the structures. A low metal bar gate (c.1.3m high and 1.5m wide) has been placed in the northern opening of the cordoned footpath. No planning permission or exemption certificate is linked to this metal gate.

Planning History:

21/1081: Planning GRANTED on the 26/01/22 to amend a previously permitted development ABP Ref. PL 27.249185 (WCC Reg. Ref. 16/1402) by retention of a new pedestrian access gate and route between the block of apartments and the former Bed & Breakfast Ulysses and permission to amend the permitted car park layout by the relocation of the previously permitted 4 no. spaces from where the new pedestrian access gate and route now is to the front of the former Bed and Breakfast Ulysses, with an additional space including moving the existing vehicular entrance to allow same and permission to keep a section of wall to the rear of the former Bed & Breakfast Ulysses previously permitted to be demolished under WCC Reg. Ref. 20/1208 and all with ancillary site works..

21/721: Planning GRANTED on the 29/07/21 to amend a previously permitted development WCC Reg. Ref. 20/1208 for 4 no. 1 bed apartments in the former Bed and Breakfast Ulysses, by adding 2 no. balconies at first floor level and 2 no. terraces at ground floor level with elevational changes including, widening existing window opes to form doors, new stone cladding surround to entrance door, remove existing chimney and quoins all to the front (north east) elevation.

20/1208: Permission GRANTED to amend ABP Ref PL 27.249185 (WCC Reg Ref: 16/1402) by changing the former Bed and Breakfast Ulysses, previously permitted as 1 No dwelling, into 4 No 1 Bed apartments with single storey extension to the rear at ground floor level including balconies and terraces and all with ancillary site works



20/1178: Permission GRANTED to amend ABP Ref PL 27.249185 (WCC Reg Ref: 16/1402) currently under construction by combining 2 no 3 bed apartments at fourth floor penthouse level into 1 no 4 bedroom apartment with ancillary elevational changes.

20/303: Permission GRANTED to amend a previously permitted development ABP Ref. PL PL27.249185 (WCC Reg. Ref. 16/1402) by increasing the size of the basement by 180 sqm containing an additional 5 No car park spaces and storage increasing the overall number of basement car park spaces from 47 to 52.

19/1000: Permission granted for amendment of ABP Ref PL 27.249185 (WCC Reg Ref: 16/1402) by locating an ESB sub-station and switch room in the rear south east corner of a previously permitted retail unit number 1 with associated elevational changes.

19/521 –ABP-305010-19: Permission REFUSED by ABP to amend a previously permitted development ABP Ref PL 27.249185 (WCC Reg Ref 16/1402) by adding an additional floor containing 10 no apartment, consisting of 8 no 2 bed, 1 no 1 bed and 1 no 3 bed with balconies and increasing the size of the basement by 180 sqm containing an additional 5 no car park spaces and storage. The proposal will increase the overall number of apartments from 39 to 49, consisting of 36 no 2 beds, 6 no 1 beds and 7 no 3 beds, basement car park spaces from 47 to 52 and the height of the proposed building from 4 storey part 5 storey to 5 storey part 6 storey block with terraces and roof garden all with the permitted 2 no retail units, 17 no surface car park spaces with landscaped areas and ancillary site works.

Reason for Refusal:

Having regard to:-

- (i) the location of the development, centrally along the Seafront in Bray, which has retained its Victorian character,
- (ii) the amendments proposed under this application,
- (iii) the zoning objective for Bray Seafront as set out in the Bray Municipal District Local Area Plan 2018, which seeks to protect and enhance the character of the seafront area, and where proposed development will only be permitted where it does not negatively impinge on (1) the amenity and character of the area, (2) its natural and built heritage, (3) protected views and prospects and (4) protected structures, and
- (iv) the Protected views towards Strand Road as set out in the Bray Municipal District Local Area Plan 2018,

it is considered that the proposed development would, by virtue of its increased massing and scale, be disproportionate and overbearing relative to adjoining properties, would have a negative dominant impact on the visual setting of this Victorian seafront and would seriously injure a view listed for protection. The proposed development would, therefore, be contrary to the Bray Seafront zoning objective of the Bray Municipal District Local Area Plan 2018, would seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Parent Permission: ABP Ref: PL27'249185 (WCC Reg. Ref:16/1402) :Permission GRANTED on appeal for a 4 storey part 5 storey block with 43 no. apartments, and change of use of Ulysses Bed and Breakfast to a single 4 bed dwelling.

The decision date for the parent permission was 04/09/2017.

Question:

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

- 1) To add a gate to a pedestrian entrance inside the northern part of this development?

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—

"house" means a building or part of a building which is being or has been occupied as a dwelling or was provided for use as a dwelling but has not been occupied, and where appropriate, includes a building which was designed for use as 2 or more dwellings or a flat, an apartment or other dwelling within such a building;

"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':

(a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or

Section 4 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:

"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.

Section 4 (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 (1A)*, or

(b) development which, having regard to any regulations under *subsection (2)*, is exempted development for the purposes of this Act.

Section 4 (4) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Section 4 (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(1)

“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 5(2)

(2) In Schedule 2, unless the context otherwise requires, any reference to the height of a structure, plant or machinery shall be construed as a reference to its height when measured from ground level, and for that purpose “ground level” means the level of the ground immediately adjacent to the structure, plant or machinery or, where the level of the ground where it is situated or is to be situated is not uniform, the level of the lowest part of the ground adjacent to it.

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 2 opposite the mention of that class in the said column 1.

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 permission under the Act,

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

(viii) Consist of or compromise the extension, alteration, repair or renewal of an unauthorized structure or a structure the use of which is an unauthorized use

Part 1 of the Second Schedule to the Regulations deals with general exempted development and conditions and limitations on the exemption.

Sundry Works

CLASS 9- The construction, erection, renewal or replacement, other than within or bounding the curtilage of a house, of any gate or gateway.

Condition & Limitation- The height of any such structure shall not exceed 2 metres.

Details Submitted in support of Application:

The applicants are applying for a Section 5 Declaration in relation to the following;

- 1) Proposal to add a gate to a pedestrian entrance inside the northern part of this development.

Assessment:

The Section 5 declaration application seeks an answer with respect to the following question i.e. whether or not adding ‘...a gate to a pedestrian entrance inside the northern part of this development’,

at Apartment 1-38 Strand View Apartments, Strand Road, Bray, Co. Wicklow, A98K3H7 is or is not development; and is or is not exempted development.

The site is located along Bray Seafront and is currently in use as a large block of apartments, with some commercial on the ground floor and a pedestrian footpath that both links to the area behind the rear northern section of the large block of apartments and a smaller block of 4 apartments. The path also creates a demarcation between front curtilages (made up of access and car parking) of both structures.

The information / documentation submitted in support of this application:

:

- Aerial imagery of Existing Site was submitted showing layout and indication of the location of proposed gate.
- Photographs from different angles showing location of proposed gate and nearby existing gate.

No other drawings (plans, imagery or elevations) were submitted.

This proposal seeks works consisting of;

- Gate (c.146cm wide and c.132cm high) to a pedestrian entrance inside the northern part of this development.

The applicant states the following in relation to the proposal:

'Safety reason behind this new gate installation:

To increase pedestrian safety and security inside the Strand View private property area. When entering the Strand View carpark area near the ramp to the underground carpark the installation of a gate is being considered to increase pedestrian safety. Issue relates to pedestrians walking right into and in front of the traffic going in and out of the underground carpark from the ramp and a new gate can reduce the risk of an accident and increase pedestrian safety'

It is evident that the works to the opening in question have not been undertaken. In addition, conditions of relevant PRR permissions do not appear to specifically restrict the gating of the subject opening.

Is or is not development?

The first assessment must be whether or not the works outlined above constitute development within the remit of Section 3 of the Planning and Development Act 2001. In this regard, Section 3 of the Planning and Development Act provides that:

"development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

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.

The provision of gates at the existing opening would constitute the carrying out of works within the meaning of Section 2 of the Act and as such would constitute development.



Is or is not Exempted development?

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

There is no exemption under Section 4.

It is considered that the provision of gates at the existing opening to the private car park off Strand Road from existing private pedestrian pathway area would fall under Schedule 2, Part 1, CLASS 9 of the Regulations which provides an exemption for the construction, erection renewal or replacement, other than within or bounding the curtilage of a house, of any gate or gateway'. The only condition / limitation in Column 2 is that 'the height of any such structure does not exceed 2 metres', the proposal as presented does not breach this limitation.

If Exempted Development, are there any restrictions to this exemption?

A further question arises as to whether or not if any of the provisions as set out in Article 9(1) of the Planning and Development Regulations 2001 (as amended) apply in this instance. Article 9 de-exempts various developments that would otherwise be exempted under Article 6.

Article 9(1)(a)(ii) de-exempts development where it would result in the creation / widening of access to public road of more than 4 metres in width.

The works in question relate only to the erection of gates at the existing opening therefore there is no creation or widening of access involved. The development does not, therefore, come within the scope of Article 9(1)(a)(ii).

Article 9(1)(a)(iii) de-exempts development where it would endanger public safety by reason of a traffic hazard or obstruction of road users. I am satisfied having regard to the location of the proposed gate, the nature of the pathway on which it is located and that prevailing pattern of development in the area that the provision of new gates at this location would not result in the creation of a traffic hazard.

Note as the gate is not onto a public road the provisions of Article 9(1)(a) (ii) would not apply i.e. 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,

Recommendation:

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether or not the:

'...a gate to a pedestrian entrance inside the northern part of this development' at Apartment 1-38 Strand View Apartments, Strand Road, Bray, Co. Wicklow, A98K3H7 is or is not development; and is or is not exempted development.

The Planning Authority considers that the provision of *'...a gate to a pedestrian entrance inside the northern part of this development'* at Apartment 1-38 Strand View Apartments, is **Development** and is **Exempted Development**.

Main Considerations with respect to Section 5 Declaration:

a) The details submitted on 31/07/2025;



- b) Sections 2, 3, 4 of the Local Government (Planning and Development) Act 1963 (as amended);
- c) Class 9 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended);
- d) Article 9(1) of the Planning and Development Regulations 2001 (as amended).

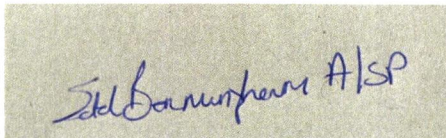
Main Reasons with respect to Section 5 Declaration:

- (i) The erection of a pedestrian gate is works, having regard to the definition set out in Section 2 of the Planning and Development Act 2000(as amended)
- (ii) The works are development having regard to the provisions of Section 3(1)(a) of the Planning and Development Act 2000(as amended)

- (i) (iii) ~~The development described in the documents submitted on the 31st July 2025 in relation to the provision of a gate to a pedestrian entrance inside the northern part of this development' at Apartment 1-38 Strand View Apartments, Strand View, Bray Co. Wicklow~~ would accord with the provisions of Schedule 2, Part 1, Class 9 of the Planning and Development Regulations 2001 (as amended). *Nothing within Article 9 of the Regulations would be applicable in this instance.*



Chris Garde
Executive Planner
Date: 20/08/2025



Agreed as modified 20/8/2025

*Grant as amended
Leanne E
20/8/25*



Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Chris Garde
Executive Planner

FROM: Joanne Byrne
Assistant Staff Officer

RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX95/2025

I enclose herewith application for Section 5 Declaration received completed on 31st July 2025.

The due date on this declaration is 27th August 2025.

p Joanne Byrne

Assistant Staff Officer
Planning, Economic & Rural Development



Ta an doiciméad seo ar fáil i bhformáid leictreonach
This document is available in alternative formats on request

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísí, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development



Wicklow County Council
County Buildings
Wicklow
0404 20100

31/07/2025 10 11 22

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STRAND RD
BRAY

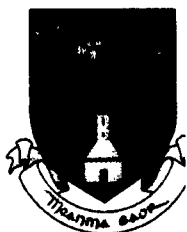
EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total	80 00 EUR
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Cheque 80 00
APR1-38 STRAND VIEW A98 K3H7

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31 JUL 2025

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

1. Applicant Details

(a) Name of applicant:

Peder Hansen on behalf of Strand View Apartments Bray OMC CLG

Address of applicant:

Apartment 19 Strand View, Strand Road, Bray, Co. Wicklow, A98K3H7

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

2. Agents Details (Where Applicable)

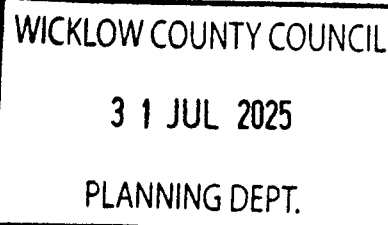
(b) Name of Agent (where applicable) *Indigo Real Estate Management*

Address of Agent: *Unit B, Apex Business Centre,
Blackthorn Road, Sandyford, Dublin 18, D18 H6K2*

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

3. Declaration Details

i. Location of Development subject of Declaration: *Apartment 1-38 Strand View
Apartments, Strand Road, Bray, Co. Wicklow, A98K3H7*



ii. Are you the owner and/or occupier of these lands at the location under i.e. above?
Yes (I am one of the owners)

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

iv. Section 5 of the Planning and Development Act provides that:

If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, a 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

Safety reason behind this new gate installation: *To increase pedestrian safety and security inside the Strand View private property area. When entering the Strand View carpark area near the ramp to the underground carpark the installation of a gate is being considered to increase pedestrian safety. Issue relates to pedestrians walking right into and in front of the traffic going in and out of the underground carpark from the ramp and a new gate can reduce the risk of an accident and increase pedestrian safety.*

Question: *Does it require planning permission, or can it be covered by a Section 5 exemption to add a gate to a pedestrian entrance inside the northern part of this development?* **Background:** *There is already a very similar gate separating the pedestrian walk-way into the carpark at the Ulysses building north of the Strand View apartments and this query is to clarify if it requires planning permission - if a second gate is to be added - to better secure pedestrian traffic entering the Strand View carpark right at the point of entrance to the underground carpark. Details, illustrations and pictures in exhibits attached.*

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

This is likely an exception for a CLASS 5 exception for:

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.

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, this is not within a protected structure*_____

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

Please see Exhibits 1-4 attached covering:


Exhibit 1: Site location

Exhibit 2: Plans for structure including elevations

Exhibit 3: Illustration of the gate to be added

Exhibit 4: Site layout plans & overview - including similar gate already erected

viii. Fee of € 80 Attached? *Cheque number 000164 for €80 (Eighty Euros) attached*

Signed:  Dated: *30-09-2025*

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.

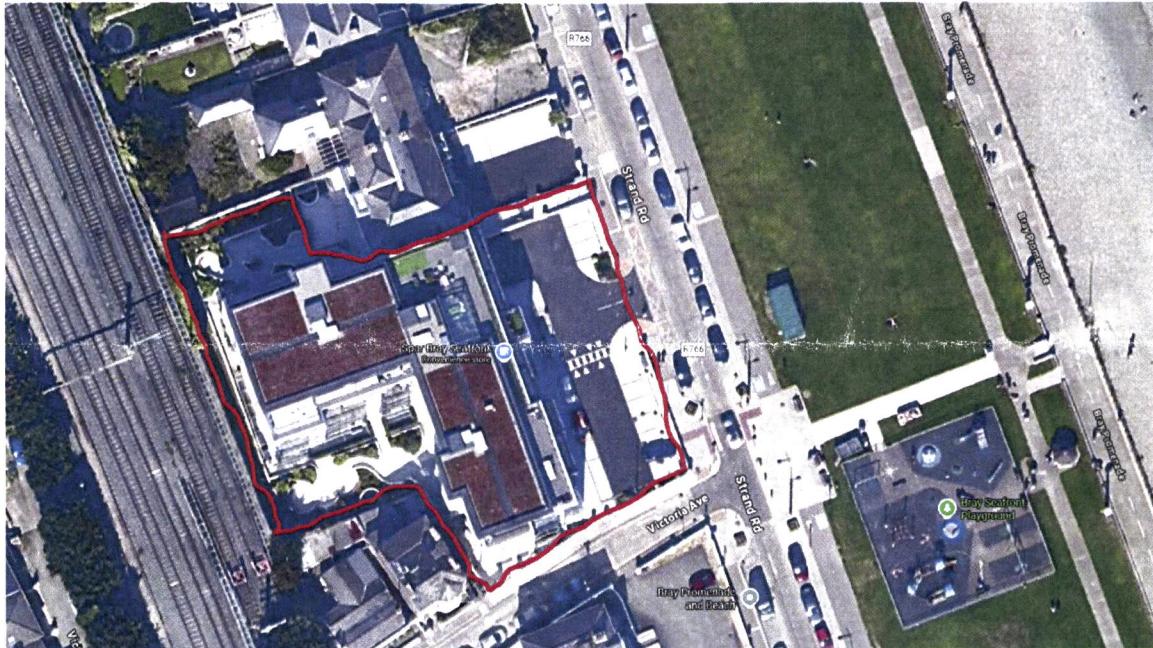
- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
- Details of gross floor area of structures of similar type within the same farmyard complex or within 100metres of that complex.

Exhibit 1: *Site location*

Address: *Apartment 1-38 Strand View Apartments, Strand Road, Bray, Co. Wicklow*

Comment 1:

Site of the full development covering development of all 38 apartments & 2 retail units



Comment 2:

Gate location is within the four (4) red arrows marked – see pictures on Exhibit 2

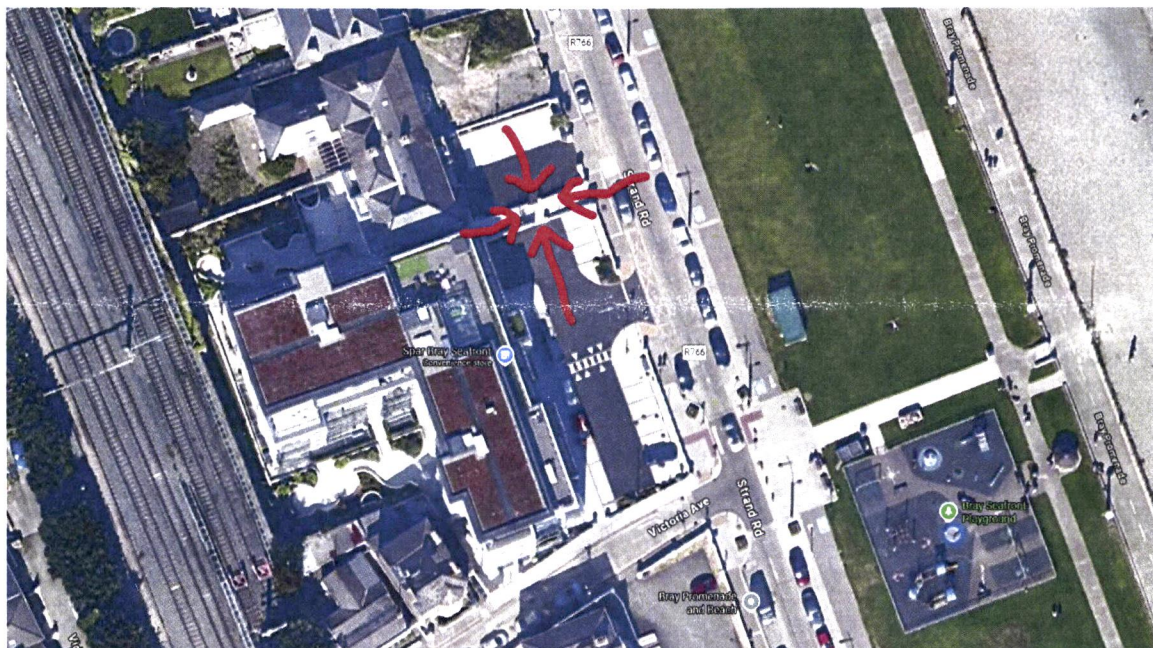


Exhibit 2: Plans for structure including elevations

Comment 1: View from East to West of the pedestrian walkway



Comment 2: The opening where the gate is intended to be added – viewing from South to North

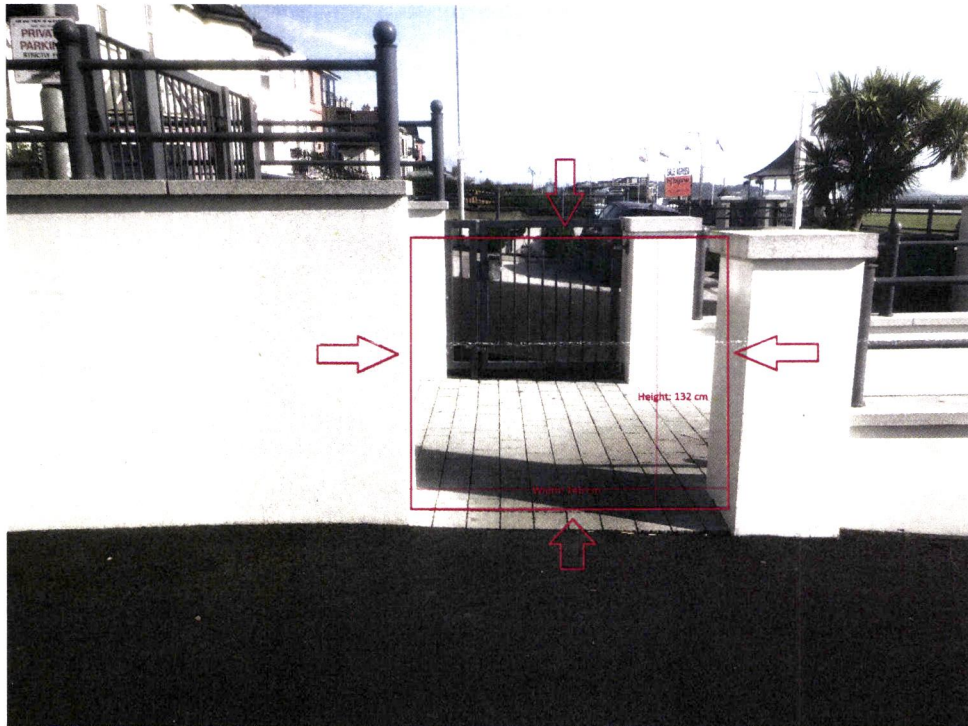


Exhibit 3: Illustration of the gate to be added

Comment 1: Red square illustrates the exact location of the gate we seek clarification on – if it requires planning permission – to add a gate here inside the Strand View Apartment site?

Width: circa 146 cm

Height: circa 132 cm



Comment 2: View from North to South of the area where the gate is intended to be added

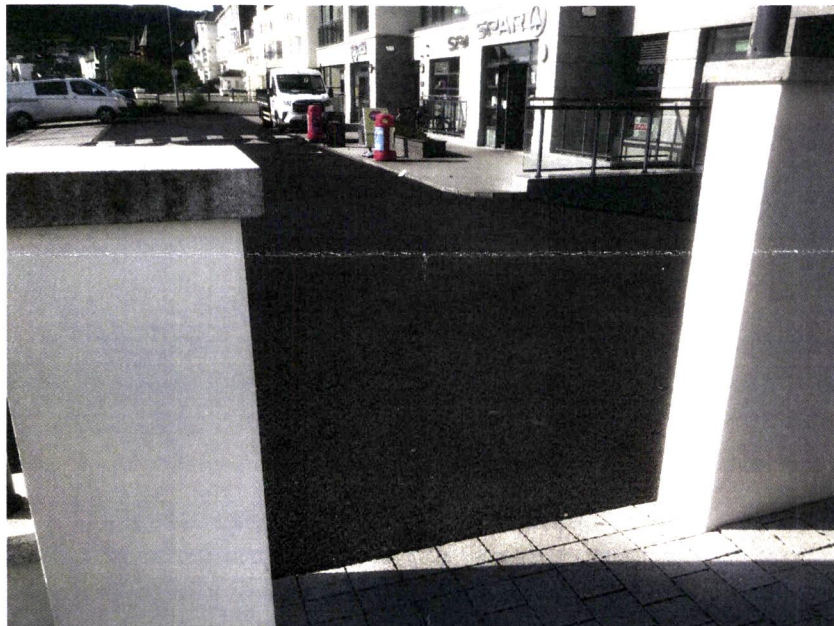


Exhibit 4: Site layout plans & overview – including similar gate already erected

Comment 1: Picture of the similar gate already installed separating Strand View Apartments to the Ulysses apartments. In the interest of visual amenity of the area a very similar or near identical gate is being considered including using similar materials, design and colours etc



Comment 2: View from above and looking in an Easterly direction. Gate area in the red circle. The intended gate is within the Strand View Development itself, and it is not at the boundary line – contrary – to the gate already installed separating Strand View and the Ulysses building site.

