





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

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

Applicant: Paul Sebastian van Aaken and Aoife Mairead Doran

Location: 11 Bellevue Park, Greystones, Co. Wicklow

Reference Number: EX81/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/875

A question has arisen as to whether *"the demolition of a 4.6sqm sunroom and the construction of a ground floor extension to the rear (34sqm)"* at 11 Bellevue Park, Greystones, Co. Wicklow is or is not exempted development.

Having regard to:

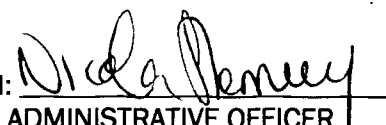
- The details received with this Section 5 request on the 29th of June 2026
- Section 2(1) of the Planning and Development Act 2000, as amended
- Section 3 of the Planning and Development Act 2000, as amended
- Section 4 (1) of the Planning and Development Act 2000, as amended
- Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- Schedule 2, Part.1, Class 1 and Class 50(b) of the Planning and Development Regulations 2001, as amended

Main Reasons with respect to Section 5 Declaration:

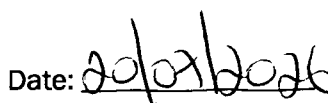
- The demolition of the existing sunroom and construction of the proposed rear extension are operations of construction and demolition and therefore works having regard to the definition under Section 2 of the Planning and Development Act 2000(as amended).
- The demolition of the existing sunroom and construction of the proposed rear extension come within the definition of "development" as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
- The demolition of the existing sunroom to the rear would come within the description set out in Schedule 2, Part 1, Class 50 (b) of the Planning and Development Regulations 2001 (as amended).
- The proposed extension located to the rear of the house accords with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).

The Planning Authority considers that "the demolition of a 4.6sqm sunroom and the construction of a ground floor extension to the rear (34sqm)" at 11 Bellevue Park, Greystones, Co. Wicklow is development and IS exempted development.

Signed:


ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Date:





WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/875

Reference Number: EX 81/2026

Name of Applicant: Paul Sebastian van Aaken and Aoife Mairead Doran

Nature of Application: Section 5 Referral as to whether "*the demolition of a 4.6sqm sunroom and the construction of a ground floor extension to the rear (34sqm)*" is or is not development and is or is not exempted development.

Location of Subject Site: 11 Bellevue Park, Greystones, Co. Wicklow

Report from: Keara Kennedy, EP, Patrice Ryan, SEP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "*the demolition of a 4.6sqm sunroom and the construction of a ground floor extension to the rear (34sqm)*" at 11 Bellevue Park, Greystones, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

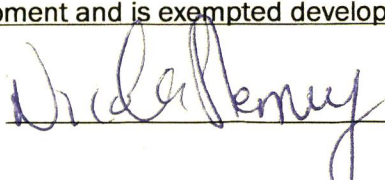
- a) The details received with this Section 5 request on the 29th of June 2026
- b) Section 2(1) of the Planning and Development Act 2000, as amended
- c) Section 3 of the Planning and Development Act 2000, as amended
- d) Section 4 (1) of the Planning and Development Act 2000, as amended
- e) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- f) Schedule 2, Part.1, Class 1 and Class 50(b) of the Planning and Development Regulations 2001, as amended

Main Reasons with respect to Section 5 Declaration:

- i. The demolition of the existing sunroom and construction of the proposed rear extension are operations of construction and demolition and therefore works having regard to the definition under Section 2 of the Planning and Development Act 2000(as amended).
- ii. The demolition of the existing sunroom and construction of the proposed rear extension come within the definition of "development" as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
- iii. The demolition of the existing sunroom to the rear would come within the description set out in Schedule 2, Part 1, Class 50 (b) of the Planning and Development Regulations 2001 (as amended).
- iv. The proposed extension located to the rear of the house accords with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).

Recommendation

The Planning Authority considers that "*the demolition of a 4.6sqm sunroom and the construction of a ground floor extension to the rear (34sqm)*" at 11 Bellevue Park, Greystones, Co. Wicklow is development and is exempted development as recommended in the planning reports.

Signed: 

Date: 16/07/2026

ORDER:

I HEREBY DECLARE:

THAT *"the demolition of a 4.6sqm sunroom and the construction of a ground floor extension to the rear (34sqm)"* at 11 Bellevue Park, Greystones, Co. Wicklow is **development and is exempted** development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: _____

T/Senior Planner

Planning, Economic & Rural Development

Date: 20/7/2024



WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT
Section 5 – Request for Declaration of Exemption

REF: EX 81/2026
NAME: Paul Sebastian Van Aaken & Aoife Mairead Doran
DEVELOPMENT: Extension to dwelling
LOCATION: 11 Bellevue Road, Greystones, Co. Wicklow

The Site:

The site comprises a semi-detached two storey dwelling with a rendered façade and slate roof.

Planning History:

PRR26/2254: Permission granted to Noreen Talbot for a front porch extension.

Condition 1 stated that external wall and roof finishes shall match the existing dwelling.

Condition 2 stated that the northern end of the porch shall have no window.

No. 15 Bellevue Park was granted permission for a ground floor rear extension (31sq.m)

Question:

The applicant has applied to see whether or not a ground floor extension to rear (34sq.m) is or is not development; and is or is not exempted development:

It is noted that the proposal will also involve the demolition of a sunroom attached to the rear of the property measuring c. 4.6sq.m. The questions should therefore be amended to read as follows:

whether or not the demolition of a 4.6sq.m sunroom and the construction of a ground floor extension to rear (34sq.m) is or is not development; and is or is not exempted development:

Legislative Context:

Planning and Development Act 2000 (as amended)

Section 2 (1)

"exempted development" has the meaning specified in section 4;

"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,*
- (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, except where the context otherwise requires, "development" means—

- (a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or
- (b) development within the meaning of Part XXI (inserted by section 171 of the Maritime Area Planning Act 2021).

Section 4 sets out the types of works that while considered 'development', can be considered 'exempted development' for the purposes of the Act (subject to certain conditions and limitations as set out in Section 4).

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

Part 1, Schedule 2 of the Planning and Development Regulations 2001 lists the classes of development that are considered to be exempted development, subject to conditions and limitations, and the 'Restrictions on Exemptions' set out in Article 6.

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 and 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.

Assessment:

The first assessment must be whether or not the proposal outlined above constitutes development within the remit of Sections 2 and 3 of the Planning and Development Act 2001.

"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.

Having regard to the definition of "development" and "works" above, I am satisfied that the extension to the dwelling is "development".

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

Development Description: Ground floor extension to rear (34sq.m)

With respect to the addition of a 34sq.m rear extension, the relevant exempted development class as per Schedule 2: Part 1 of the Planning & Development Regulations 2001 is Class 1.

Class 1:

With respect to the conditions and limitations respecting class 1 above the following is noted:

1. (a) n/a – see 2(a) below
(b) N/A – ground floor only
(c) N/A
2. (a) Complies – existing 4.71sq.m porch extension, however proposed 34sq.m will result in less than 40sq.m overall
(b) N/A – ground floor only
(c) N/A
3. N/A – ground floor only
4. (a) Complies.
(b) N/A
(c) Complies
5. 315sq.m of private amenity area
6. (a) Complies
(b) N/A
(c) N/A
7. Complies

Having regard to the above it is considered that the proposed rear extension complies with the conditions and limitations of Class 1 and is therefore considered to be exempted development.

With regard to the demolition of the sunroom to the rear of the property with a floor area of c4.6sq.m. Schedule 2: Part 1, Class 50 is relevant to this assessment:

CLASS 50 (a) <i>The demolition of a building, or buildings, within the curtilage of—</i> <i>(i) a house,</i> <i>(ii) an industrial building,</i> <i>(iii) a business premises, or</i> <i>(iv) a farmyard complex.</i> <i>(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.</i>	1. <i>No such building or buildings shall abut on another building in separate ownership.</i> 2. <i>The cumulative floor area of any such building, or buildings, shall not exceed:</i> (i) <i>in the case of a building, or buildings within the curtilage of a house, 40 square metres, and</i> (b) <i>in all other cases, 100 square metres.</i> 3. <i>No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 76 of the Act.</i>
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The sunroom does not abut on another building in separate ownership and has a floor area of c. 4.6 sq.m. The demolition of this structure is therefore exempt development.

Recommendation:

With respect to the request under Section 5 of the Planning and Development Act 2000, as to whether the demolition of a 4.6sq.m sunroom and the construction of a ground floor extension to rear (34sq.m) is or is not development; and is or is not exempted development:

The Planning Authority considers that the demolition of the sunroom is development and is exempted development.

Having regard to:

- The details received with this Section 5 request on the 29th June 2026
- Section 2(1) of the Planning and Development Act 2000, as amended
- Section 3 of the Planning and Development Act 2000, as amended
- Section 4 (1) of the Planning and Development Act 2000, as amended
- Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).
- Schedule 2, Part.1, Class 1 and Class 50(b) of the Planning and Development Regulations 2001, as amended

The Planning Authority considers that:

The demolition of a 4.6sq.m sunroom and the construction of a 34sq.m ground floor extension to the rear is development, and is exempted development.

Main Reasons with respect to Section 5 Declaration:

- i. The demolition of the existing sunroom and construction of the proposed rear extension are operations of construction and demolition and therefore works having regard to the definition under Section 2 of the Planning and Development Act 2000(as amended).
- ii. The demolition of the existing sunroom and construction of the proposed rear extension come within the definition of "development" as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
- iii. The demolition of the existing sunroom to the rear would come within the description set out in Schedule 2, Part 1, Class 50 (b) of the Planning and Development Regulations 2001 (as amended).
- iv. The proposed extension located to the rear of the house accords with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).

Keara Kennedy

Keara Kennedy EP

15/07/2026

Patrice Ryan

Agreed as Modified

Patrice Ryan SEP 15/07/2026



MEMORANDUM

WICKLOW COUNTY COUNCIL

**TO: Keara Kennedy
Executive Planner**

**FROM: Aoife Kinsella
Clerical Officer**

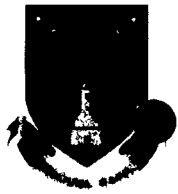
**RE: - EX81/2026 - Declaration in accordance with Section 5 of the
Planning & Development Acts 2000 (as amended)**

I enclose herewith for your attention application for Section 5 Declaration received 29/06/2026.

The due date on this declaration is the 24/07/2026.

Aoife Kinsella

**Clerical Officer
Planning Development & Environment**



Comhairle Contae Chill Mhantáin Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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Paul Sebastian van Aaken
& Aoife Mairead Doran

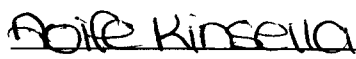
29th of June 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended) – EX81/2026 for Richard Brady

A Chara

I wish to acknowledge receipt on 29/06/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 24/07/2026

Mise, le meas


Aoife Kinsella
Clerical Officer
Planning, Economic & Rural Development



Wicklow County Council
County Buildings
Wicklow
0404-20100

29/06/2026 10 19 31

Receipt No L1/0/365916
***** REPRINT *****

PAUL SEBASTIEN VAN AAKEN
CARRAROE
MANOR AVENUE
GREYSTONES
CO WICKLOW

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

Total 80 00 EUR

Tendered
Credit Card 80 00
11 BELLEVUE PARK GREYSTONES

Change 0 00

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Date Received _____

Fee Received _____

WICKLOW COUNTY COUNCIL

29 JUN 2026

PLANNING DEPT.

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

1. Applicant Details

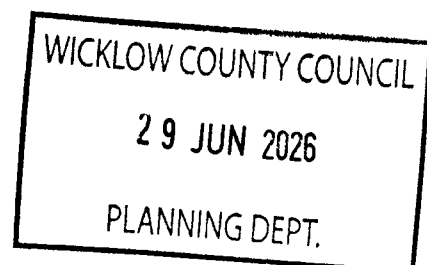
- (a) Name of applicant: Paul Sebastian van Aaken and Aoife Mairead Doran
Carraroe, Manor Ave, Greystones, Wicklow. A63X656
Address of applicant: _____

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

2. Agents Details (Where Applicable)

- (b) Name of Agent (where applicable) N/A
Address of Agent : _____

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



3. Declaration Details

- i. Location of Development subject of Declaration 11 Bellevue Park, Greystones,
Wicklow A63CF84

- ii. Are you the owner and/or occupier of these lands at the location under i. above ?
Yes/~~No.~~

- 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 _____
Is our planned ground floor extension exempted development _____

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 _____
Planning and Development Regulations 2001

Extension to Dwelling CLASS 1 Part 1 of Schedule 2

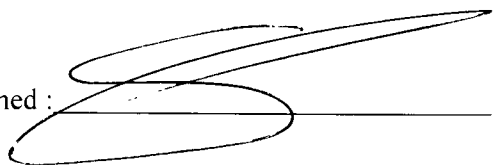
Additional details may be submitted by way of separate submission.

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 _____
Site Location Plan
Site Layout Plan
Existing Plans
Proposed Plans
Floor Areas of Relevant Structures
3D Views

viii. Fee of € 80 Attached ? _____

Signed :



Dated :

27/06/2026



27/06/2026

Additional Notes :

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below :

A. Extension to dwelling - Class 1 Part 1 of Schedule 2

- Site Location Map
- Floor area of structure in question - whether proposed or existing.
- Floor area of all relevant structures e.g. previous extensions.
- Floor plans and elevations of relevant structures.
- Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still

governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000(as amended) there is a certification process with respect to land reclamation works as set out under the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

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

C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

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

Planning Pack Map



**Tailte
Éireann**

**CENTRE
COORDINATES:**
ITM 729240,712289

PUBLISHED: 27/06/2026
ORDER NO.: 50544362_1

MAP SERIES: 1:1,000
MAP SHEETS: 3674-12
3674-17

COMPILED AND PUBLISHED BY
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Phoenix Park,
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D08F6E4

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nor does it show
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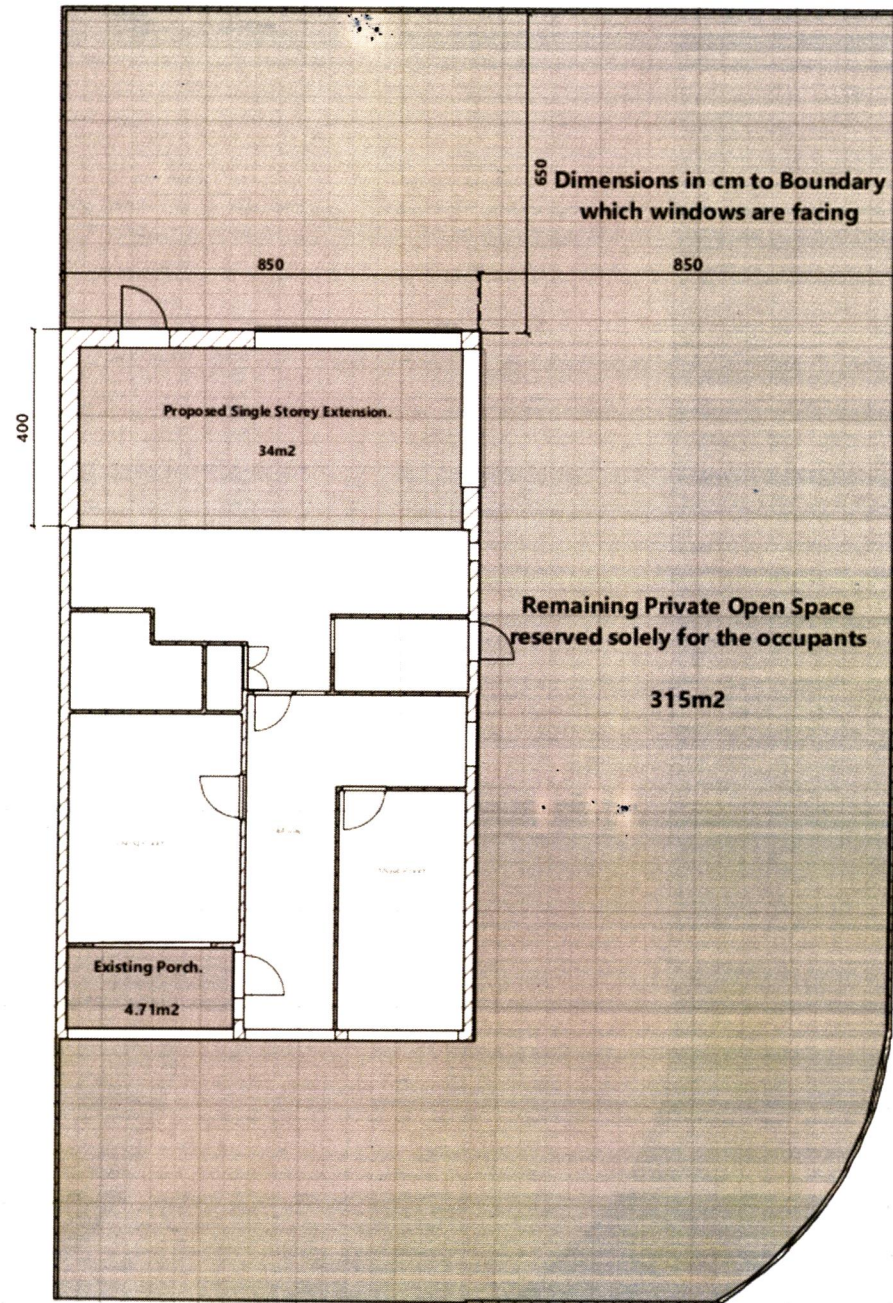


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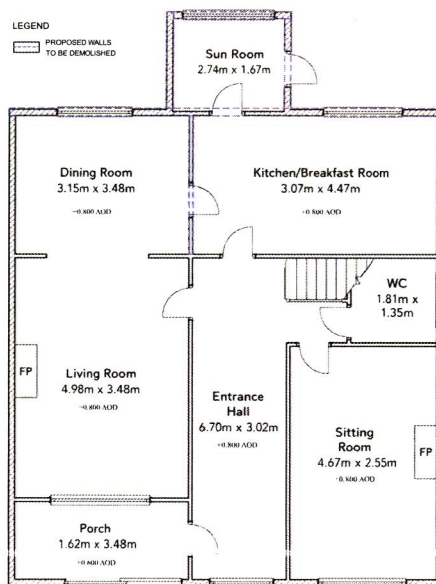
CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'

Notes

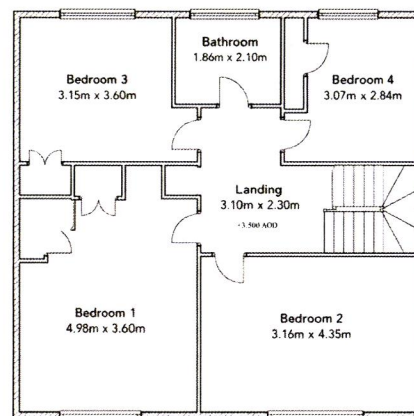


Project: 11 Bellevue Park, Greystones
TITLE: Site Layout Plan
DRAWN BY: Seb van Aaken
DATE: 26/06/2026



GROUND FLOOR PLAN

Scale: 1:100 @ A3



FIRST FLOOR PLAN

Scale: 1:100 @ A3

GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECTS DRAWING. FIGURED DIMENSIONS ONLY.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS BY SITE MEASUREMENT PRIOR TO ORDERING THE STEEL AND PRIOR TO COMMENCEMENT OF THE WORKS.
- STRUCTURAL ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR MANUFACTURE OF ANY COMPONENTS.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS. ALL MATERIALS USED SHALL COMPLY WITH THE LATEST IRISH STANDARD SPECIFICATION / EUROCODE AND WHERE NO SUCH SPECIFICATION EXISTS, THEY SHALL COMPLY WITH THE LATEST BRITISH STANDARD SPECIFICATION. ALL MATERIALS SHALL BE USED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.
- ETA APPROVED JOIST HANGERS TO BE USED FOR CONNECTION OF JOISTS AND RAFTERS.
- ALL CONCRETE TO BE C30/37 TO IS EN 1992-1-1 AND IS EN 206-1 2002, UNLESS OTHERWISE SPECIFIED ON DRAWING.
- STEELWORK FOR ALL BEAMS, FITTINGS AND FIXINGS TO BE GRADE S355 EC2 TO BS EN 10025.
- ALL WELDS MINIMUM 6mm FILLET WITH STRENGTH TO BE MINIMUM 580 N/mm² UNLESS STATED OTHERWISE.
- ALL BOLT STRENGTHS TO BE GRADE 8.8, MINIMUM M16 UNLESS STATED OTHERWISE.
- ALL BEAMS ENDS TO BE BEARING MINIMUM 150mm ON PADSTONES UNLESS NOTED OTHERWISE. PADSTONES MINIMUM COMPRESSIVE STRENGTH TO BE 30 N/mm².

BEACON
building consulting

38/39 Fitzwilliam Square,
Dublin 2, D02 NX53
+353 818 500 400
connect@beacon-pc.com

TITLE:

11 Bellevue Park
Existing Plans

DRAWN:
QHT

CHECKED:
CL

REVISION:
01-20260620

LEGEND

- EXISTING WALLS
- PROPOSED WALLS TO BE DEMOLISHED
- PROPOSED NEW WALLS
- STEELWORK
- KEYSTONE STEEL LINTEL
- PRESTRESSED CONCRETE LINTEL

STEELWORK LEGEND

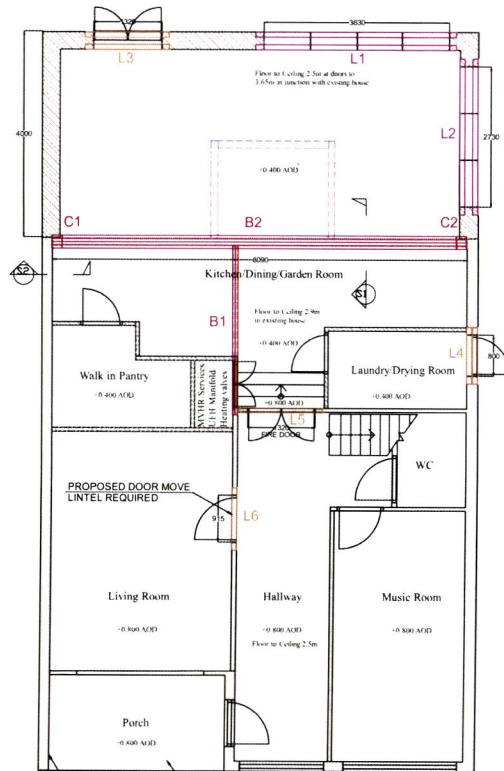
- C1: 2NO S355 UKB 203 X 102 X 23, L3000.
 - C2: 2NO S355 UKB 203 X 102 X 23, L3000.
 - B1: 1NO S355 UKB 254 X 102 X 28, L3300.
 - B2: 2NO S355 UKB 305 X 127 X 48, L8090.
- WEBS BOLTED TOGETHER WITH M16 GR 8.8 BOLTS AT 400 CRS.

LINTELS LEGEND

- L1: KEYSTONE STEEL LINTEL, L=150+OPENING+150.
- L2: KEYSTONE STEEL LINTEL, L=150+OPENING+150.
- L3: 2NO 100x65mm PRESTRESSED CONCRETE LINTEL, L=150+OPENING+150.
- L4: 2NO 100x65mm PRESTRESSED CONCRETE LINTEL, L=150+OPENING+150.
- L5: 100x65mm PRESTRESSED CONCRETE LINTEL, L=150+OPENING+150.
- L6: 100x65mm PRESTRESSED CONCRETE LINTEL, L=150+OPENING+150.

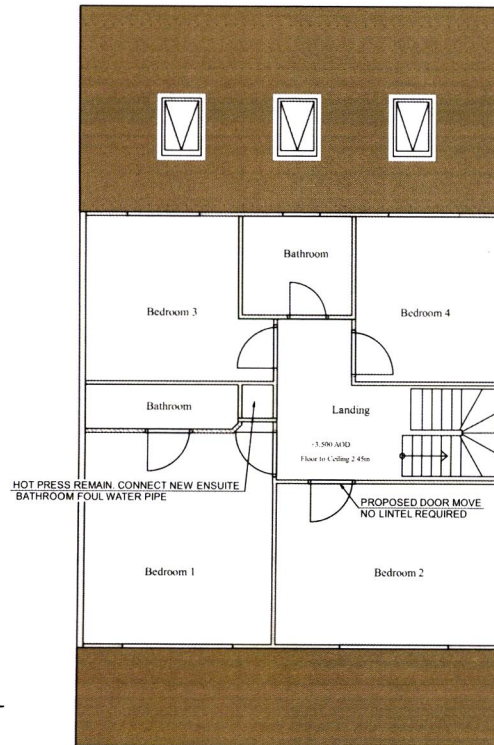
GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECTS DRAWING. FIGURED DIMENSIONS ONLY.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS BY SITE MEASUREMENT PRIOR TO ORDERING THE STEEL AND PRIOR TO COMMENCEMENT OF THE WORKS.
- STRUCTURAL ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR MANUFACTURE OF ANY COMPONENTS.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS. ALL MATERIALS USED SHALL COMPLY WITH THE LATEST IRISH STANDARD SPECIFICATION / EUROCODE AND WHERE NO SUCH SPECIFICATION EXISTS, THEY SHALL COMPLY WITH THE LATEST BRITISH STANDARD SPECIFICATION. ALL MATERIALS SHALL BE USED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.
- ETA APPROVED JOIST HANGERS TO BE USED FOR CONNECTION OF JOISTS AND RAFTERS.
- ALL CONCRETE TO BE C30/37 TO IS EN 1992-1-1 AND IS EN 206-1 2002, UNLESS OTHERWISE SPECIFIED ON DRAWING.
- STEELWORK FOR ALL BEAMS, FITTINGS AND FIXINGS TO BE GRADE S355 EC2 TO BS EN 10025.
- ALL WELDS MINIMUM 6mm FILLET WITH STRENGTH TO BE MINIMUM 580 N/mm2 UNLESS STATED OTHERWISE.
- ALL BOLT STRENGTHS TO BE GRADE 8.8, MINIMUM M16 UNLESS STATED OTHERWISE.
- ALL BEAMS ENDS TO BE BEARING MINIMUM 150mm ON PADSTONES UNLESS NOTED OTHERWISE. PADSTONES MINIMUM COMPRESSIVE STRENGTH TO BE 30 N/mm2.



GROUND FLOOR PLAN

Scale: 1:100 @ A3



FIRST FLOOR PLAN

Scale: 1:100 @ A3

BEACON
building consulting

38/39 Fitzwilliam Square,
Dublin 2, D02 NX53
+353 818 500 400
connect@beacon-pc.com

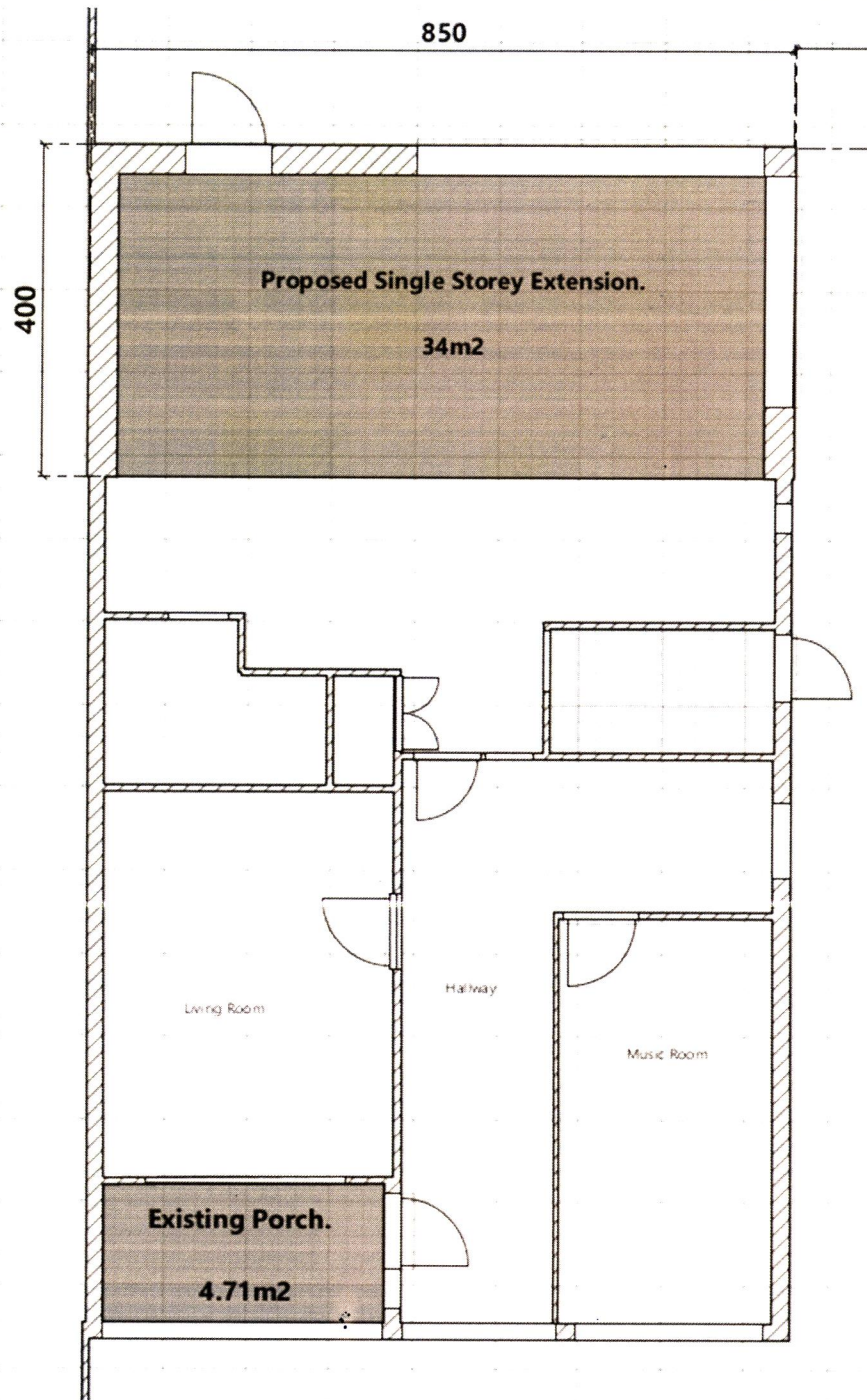
TITLE:

11 Bellevue Park
Proposed Plans

DRAWN:
QHT

CHECKED:
CL

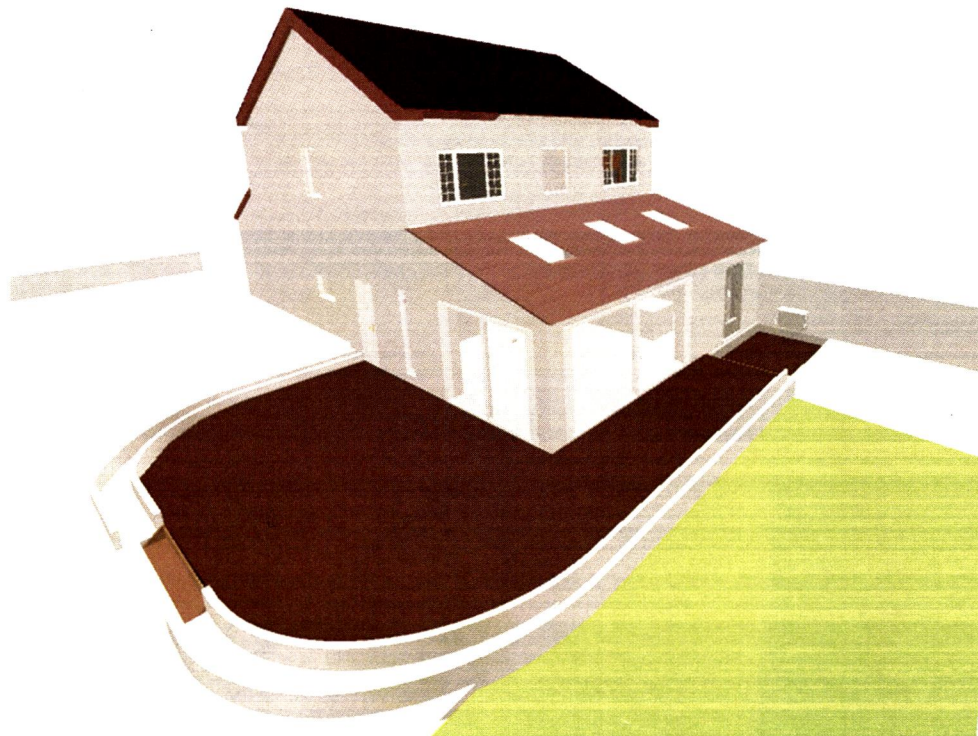
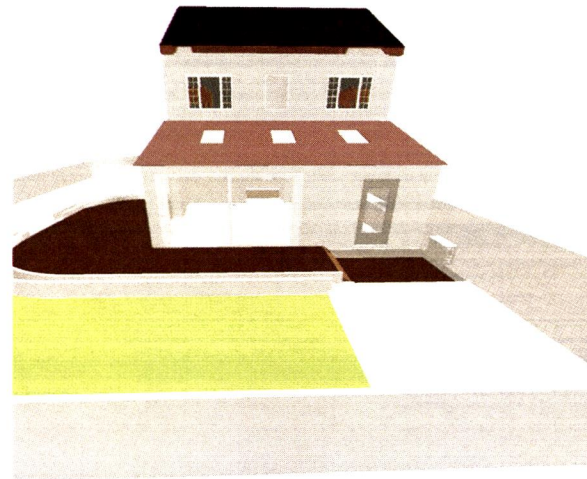
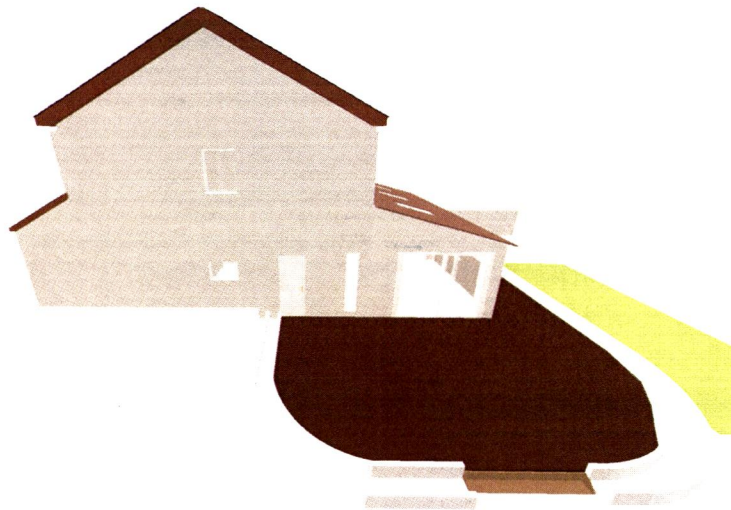
REVISION:
01-20260620



Notes

Project: 11 Bellevue Park, Greystones
TITLE: Floor Areas of Relevant
Structures
DRAWN BY: Seb van Aaken
DATE: 26/06/2026

Notes



Project: 11 Bellevue Park, Greystones

TITLE: 3D Views

DRAWN BY: Seb van Aaken

DATE: 26/06/2026