



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

John Lawlor
EchoByld Limited
12A Lower Main Street
Lucan
Dublin
K78 X5P8

 Of May 2026

RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) -EX58/2026

A Chara,

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Coimisiún Pleanála of such fee as may be prescribed, refer a declaration for review by the Coimisiún within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,


ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.





COMHAIRLE CONTAE CHILL Mhantáin Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

Applicant: Patrick Lawlor

Location: Ballyhook, Hill, Grangecon, Co. Wicklow

Reference Number: EX 58/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/547

A question has arisen as to whether “*the refurbishment works which include internal modifications, roof replacement, change of window sizes, blocking openings, new window openings, new rear door opening and demolition and remove of chimney stack*” at Ballyhook, Hill, Grangecon, Co. Wicklow is or is not exempted development.

Having regard to:

- The details submitted with the Section 5 Declaration Application
- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)

Main Reasons with respect to Section 5 Declaration:

- The refurbishment involves operations of construction/ demolition and would be works having regard to Section 2 of the Planning and Development Act 2000(as amended).
- These works would come within the definition of development as set out in Section 3 (1)(a) of the Planning and Development Act 2000(as amended).
- The refurbishment would involve works for maintenance and improvement of the existing dwelling, and would impact on the exterior of the structure such that they would not materially affect the external appearance such that it would be inconsistent with the character of the structure or neighbouring structures and the works would therefore be exempted development having regard to Section 4(1)(h) of the Planning and Development Act 2000(as amended).

The Planning Authority considers that “the refurbishment works which include internal modifications, roof replacement, change of window sizes, blocking openings, new window openings, new rear door opening and demolition and remove of chimney stack” at Ballyhook, Hill, Grangecon, 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/2026/547

Reference Number: EX 58/2026

Name of Applicant: Patrick Lawlor

Nature of Application: Section 5 Referral as to whether "*the refurbishment works which include internal modifications, roof replacement, change of window sizes, blocking openings, new window openings, new rear door opening and demolition and remove of chimney stack*" is or is not development and is or is not exempted development.

Location of Subject Site: Ballyhook, Hill, Grangecon, Co. Wicklow

Report from Edel Bermingham, T/SP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "*the refurbishment works which include internal modifications, roof replacement, change of window sizes, blocking openings, new window openings, new rear door opening and demolition and remove of chimney stack*" at Ballyhook, Hill, Grangecon, 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 submitted with the Section 5 Declaration Application
- b) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)

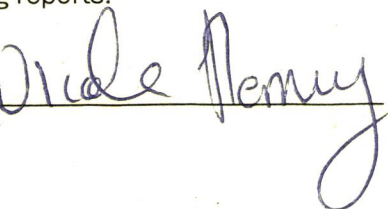
Main Reasons with respect to Section 5 Declaration:

- i) The refurbishment involves operations of construction/ demolition and would be works having regard to Section 2 of the Planning and Development Act 2000(as amended).
- ii) These works would come within the definition of development as set out in Section 3 (1)(a) of the Planning and Development Act 2000(as amended).
- iii) The refurbishment would involve works for maintenance and improvement of the existing dwelling, and would impact on the exterior of the structure such that they would not materially affect the external appearance such that it would be inconsistent with the character of the structure or neighbouring structures and the works would therefore be exempted development having regard to Section 4(1)(h) of the Planning and Development Act 2000(as amended).

Recommendation:

The Planning Authority considers that "*the refurbishment works which include internal modifications, roof replacement, change of window sizes, blocking openings, new window openings, new rear door opening and demolition and remove of chimney stack*" at Ballyhook, Hill, Grangecon, Co. Wicklow is development and is exempted development as recommended in the planning reports.

Signed:



Date:

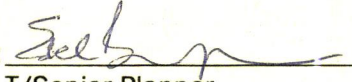
11/05/2026

ORDER:

I HEREBY DECLARE:

THAT "the refurbishment works which include internal modifications, roof replacement, change of window sizes, blocking openings, new window openings, new rear door opening and demolition and remove of chimney stack" at Ballyhook, Hill, Grangecon, 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:

11/5/2026

Section 5 Application EX 58/2026

Date : 11/5/2026

Applicant : Patrick Lawlor

Address : Ballyhook Hill Grangecon, Co. Wicklow.

Exemption Whether or not :

Refurbishment of existing structure

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

Planning History :

83/9143 erection of bungalow ~~erected by Patrick Lawlor~~

Relevant legislation :

Planning and Development Act 2000 (as amended)

"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 (ii)*;

"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 :

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.

Assessment

The Section 5 application seeks a declaration as to whether refurbishment works which include internal modifications, roof replacement, change of window sizes, blocking openings, new window openings, new rear door opening and demolition and removal of chimney stack is or is not development or is or is not exempted development.



The first question to be asked is whether the identified works are or are not development. It is evident that the refurbishment involves operations of construction/ demolition and would be works having regard to Section 2 of the Planning and Development Act 2000(as amended). These works would come within the definition of development as set out in Section 3 (1)(a) of the Planning and Development Act 2000(as amended).

Section 4(1)(h) provides for the following exemption -

(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;

The works would be works for maintenance and improvement of the existing dwelling, and would impact on the interior and exterior of the structure however these works would not materially affect the external appearance such that it would be inconsistent with the character of the structure or neighbouring structures and the works would therefore be exempted development.

Recommendation :

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

refurbishment works which include internal modifications, roof replacement, change of window sizes, blocking openings, new window openings, new rear door opening and demolition and removal of chimney stack is or is not development or is or is not exempted development at Ballyhook Grangecon, Co. Wicklow W91 T0F1

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

The Planning Authority consider that the refurbishment works which include internal modifications, roof replacement, change of window sizes, blocking openings , new window openings, new rear door opening and demolition and removal of chimney stack

is Development and is Exempted development.

Main Considerations with respect to Section 5 Declaration :

- a) The details submitted with the Section 5 Declaration Application
- b) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)

Main Reasons with respect to Section 5 Declaration :

- i. The refurbishment involves operations of construction/ demolition and would be works having regard to Section 2 of the Planning and Development Act 2000(as amended).
- ii. These works would come within the definition of development as set out in Section 3 (1)(a) of the Planning and Development Act 2000(as amended).
- iii. The refurbishment would involve works for maintenance and improvement of the existing dwelling, and would impact on the exterior of the structure such that they would not materially affect the external appearance such that it would be inconsistent with the character of the structure or neighbouring structures and the works would therefore be exempted development having regard to Section 4(1)(h) of the Planning and Development Act 2000(as amended).

Seamus Cunningham

11/5/2026

MEMORANDUM

WICKLOW COUNTY COUNCIL

**TO: Edel Bermingham
A/Senior Planner**

**FROM: Nicola Fleming
Staff Officer**

**RE:- EX58/2026 - 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 28/04/2026.

The due date on this declaration is the 25/05/2026.



**Staff Officer
Planning Development & Environment**

Nicola Fleming

From: Nicola Fleming
Sent: Tuesday 5 May 2026 11:28
To: 'John Lawlor'
Subject: RE: Section 5 Referral Submission – Ballyhook Hill

A Chara,

I wish acknowledge receipt of Section 5 application and to advise a decision is due 25/05/2026.

Is mise, le meas

Nicola Fleming

Oifigeach Foirne - Staff Officer

Pleanáil, Forbairt Eacnamaíochta & Tuaithe - Planning, Economic & Rural Development -

Comhairle Contae Chill Mhantáin, Halla an Chontae, Bóthar an Stáisiúin, Cill Mhantáin, A67 FW96
Wicklow County Council, County Building, Station Road, Wicklow Town, A67 FW96

Ph☎: +353 (0404) 20148 |

Website: <http://www.wicklow.ie>



Comhairle Chontae Chill Mhantáin
Wicklow County Council

From: John Lawlor <john@echobyld.com>
Sent: Tuesday 28 April 2026 10:19
To: Planning - Group <planning@wicklowcoco.ie>
Cc: Vacant Homes <VacantHomes@wicklowcoco.ie>
Subject: Section 5 Referral Submission – Ballyhook Hill

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

Dear planning department,

Please find attached a Section 5 referral submission in respect of Ballyhook Hill, Co. Wicklow.

The referral relates to proposed alterations to an existing dwelling, including the modification and formation of window and door openings, and the removal of an existing chimney stack. These works form

part of a broader refurbishment of a currently vacant and deteriorated property. The removal of the chimney is proposed due to its poor condition and redundancy within the revised layout.

A declaration is sought as to whether the above works constitute exempted development under the Planning and Development Act 2000 (as amended).

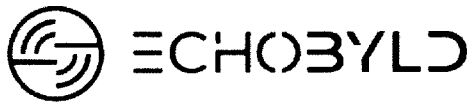
The following documents are included for review:

- Section 5 Application Form
- Supporting Statement
- Site Location Map
- Existing and Proposed Drawings

In relation to the application fee of €80, I am happy to process this upon confirmation of the appropriate payment method.

Best regards,

John Lawlor
CEO | Founder
CEng MStructE MIEI MBA



📞 **Tel:** +353 87 760 1821

✉️ **Email:** jlawlor@echobyld.com

🌐 **LinkedIn:** [linkedin.com/company/john-lawlor-0834a518/](https://www.linkedin.com/company/john-lawlor-0834a518/)

Website: www.echobyld.com

Nicola Fleming

From: John Lawlor <john@echobyld.com>
Sent: Tuesday 28 April 2026 10:19
To: Planning - Group
Cc: Vacant Homes
Subject: Section 5 Referral Submission – Ballyhook Hill
Attachments: Section 5 application_Ballyhook Hill.pdf; 6. 2601-BallyHookHill_Drawings-2601_DR01_ExistingGrndFloorPlan_C01.pdf; 6. 2601-BallyHookHill_Drawings-2601_DR02_ProposedGrndFloorPlan_C01.pdf; 6. 2601-BallyHookHill_Drawings-2601_DR03_ExistingElevations_C01.pdf; 6. 2601-BallyHookHill_Drawings-2601_DR04_ProposedElevations_C01.pdf; 1. Site Location Ballyhook Hill 0426.pdf; EchoByld_Section5_Supporting_Statement_Ballyhook.pdf

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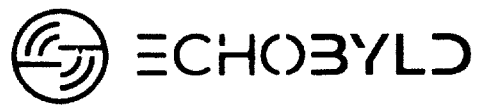
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In relation to the application fee of €80, I am happy to process this upon confirmation of the appropriate payment method.

Best regards,

John Lawlor
CEO | Founder
Eng MStructE MIEI MBA



☎ **Tel:** +353 87 760 1821

✉ **Email:** jlawlor@echobyld.com

🌐 **LinkedIn:** [linkedin.com/in/john-lawlor-0834a518/](https://www.linkedin.com/in/john-lawlor-0834a518/)

Website: www.echobyld.com

Wicklow County Council
County Buildings
Wicklow
0404-20100

05/05/2026 10 48 51

Receipt No L1/0/363056

JOHN LAWLOR
19 LYREEN DRIVE
MARIA VILL A
MOYNOOTH
CO KILDARE

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

Total 80 00 EUR

Tendered
Credit Card 80 00
BAI LYHOOK HILL GRANGECON

Change 0 00

Issued By Lea Anne Daniels
From Customer Service Hub
Vat reg No 0015233H



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

Office Use Only

Date Received _____

Fee Received _____

RECEIVED
28 APR 2026

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

1. Applicant Details

(a) Name of applicant: Patrick Lawlor

Address of applicant: Ballyhook Hill, Grangecon, Co. Wicklow, W91 T0F1

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

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) John Lawlor (EchoByld Limited)

Address of Agent : EchoByld Limited, 12A Lower Main Street, Lucan

Dublin, K78 X5P8

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

3. Declaration Details

i. Location of Development subject of Declaration _____
Ballyhook Hill, Grangecon, Co. Wicklow W91 T0F1

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 _____

A declaration is sought for works pertaining to refurbishment of the existing structure, this includes demolition/removal of existing chimney stacks, reduction and amendment of window openings, formation of a new rear elevation access door. Please see additoinal details in supplemented attachments.

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 Act 2000 (as amended)
Planning and Development Regulations 2001 (as amended), in particular Schedule 2, Part 1 (Class 1) and Article 6 exemptions relating to works to existing dwellings.

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 _____

Proposed Floor Plan (DR-02)
Proposed Elevations (Front, Rear, Side)
Site Location Map
Supporting Statement of Proposed Works

- viii. Fee of € 80 Attached ? Paid by bank transfer to Wicklow County Council

Signed : Patrick Lawlor Dated : 28/04/2028

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.

SITE LOCATION MAP

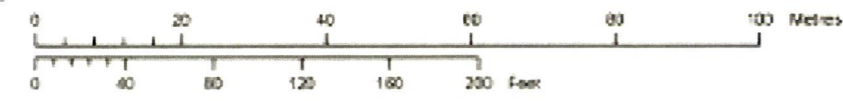


Tailte
Éireann

CENTRE
COORDINATES:
ITM: 686877, 694283

MAP SERIES:
1:2,500
1:1,000

Site Location - Ballyhook Hill



OUTPUT SCALE: 1:1,000

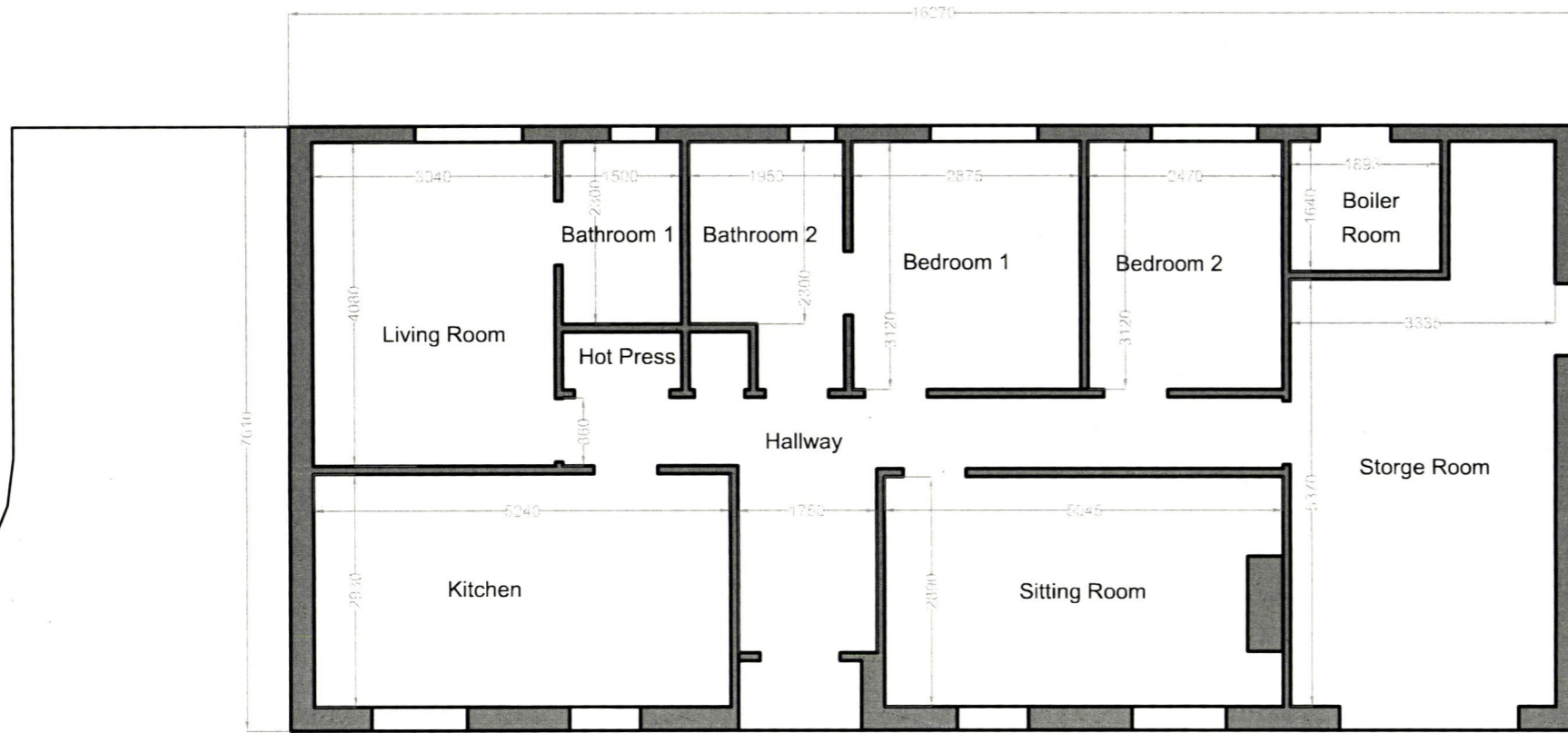
CAPTURE RESOLUTION
The map objects are captured according to the resolution at which they were captured. Output scale is not relative of capture scale. Further information is available at www.tailte.ie/search/Capture-Resolution

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



EXISTING FLOOR PLAN

Scale: 1:100 @ A3



Design Representative



EchoByld Limited

Office 2, 12A Lower Main Street,
Lucan, Co. Dublin K78 X5P8, Ireland

info@echobyld.com

Notes & Disclaimers:

1. All dimensions must be verified on site before construction.
2. This drawing is for design intent, please contact EchoByld representative for clarifications.
3. Any revisions must be approved prior to implementation.
4. These drawings are prepared to support an application under the Vacant Property Refurbishment Grant.
5. Existing drawings illustrate the current configuration of the property.
6. Proposed drawings illustrate the intended refurbishment works only.
7. All construction works to be carried out in accordance with current Building Regulations.

Existing Site Plan General Notes:

Existing building surveyed and modelled from site measurements.

Property currently in poor condition with evidence of:

- roof deterioration
- mould and mildew internally
- rodent infestation within roof space
- outdated services

Drawings prepared to support Vacant Property Refurbishment Grant application.

- Demolition Works – Shown in Red
- Existing Walls Retained – Grey
- Proposed Works – Blue

PROJECT NAME

Ballyhook Hill Refurbishment

CLIENT NAME

Patrick Lawlor

LOCATION

John Lawlor, CEng MStructE MIEI

PROJECT NUMBER

2601

ENGINEERING DESIGN LEAD

John Lawlor, CEng MStructE MIEI
EchoByld - Chartered Structural Engineer

PREPARED BY

JL

CHECKED

JL

APPROVED

JL

STATUS

Derlict & Vacant Property Grant Review

DATE

09/03/2026

SHEET NAME

Existing Floor Plan

SCALE

1:100 @ A3

DRAWING NO

2601-DR01-ExistingFloorPlan

REV.

P01

PROPOSED FLOOR PLAN & DEMOLITION

Scale: 1:100 @ A3



Design Representative



EchoByld Limited

Office 2, 12A Lower Main Street,
Lucan, Co. Dublin K78 X5P8, Ireland

info@echobyld.com

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5. Existing drawings illustrate the current configuration of the property.
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7. All construction works to be carried out in accordance with current Building Regulations.

Proposed Refurbishment Works

1. Existing roof covering to be removed and replaced with tile/slate system.
2. Roof structure to be inspected and defective elements replaced where necessary.
3. Roof insulation to be upgraded to achieve NZEB performance.
4. Rodent infestation remediation works to attic space.
5. Chimney to be demolished as part of roof replacement works.
6. Roof space to be boarded to allow storage access.
7. Attic ladder access to be installed.
8. External wall insulation (EWI) to full building envelope.
9. Airtightness measures to be incorporated as part of refurbishment works.
10. All windows to be replaced with energy efficient units.
11. Window openings adjusted to new heights and widths as indicated.
12. Temporary works required to support structure during certain window opening alterations.
13. Internal walls removed to form new open-plan kitchen / sitting room area.
14. Internal wall relocated to adjust Bedroom 3 layout.
15. New ensuite bathroom to be constructed.
16. New utility room to replace existing bedroom.
17. New rear access door to replace existing window opening.
18. Full internal strip-out and refurbishment of finishes.
19. Plumbing and heating system to be replaced to modern standards.
20. Electrical installation to be upgraded to current RECI certification standards.
21. New fascia and soffit to be installed along roof perimeter.
22. New bathroom fittings and sanitaryware throughout.

Demolition Works – Shown in Red
Existing Walls Retained – Grey
Proposed Works – Blue

PROJECT NAME

Ballyhook Hill Refurbishment

CLIENT NAME

Patrick Lawlor

LOCATION

John Lawlor, CEng MStructE MIEI

PROJECT NUMBER

2601

ENGINEERING DESIGN LEAD

John Lawlor, CEng MStructE MIEI
EchoByld - Chartered Structural Engineer

PREPARED BY

JL

CHECKED

JL

APPROVED

JL

STATUS

Derlict & Vacant Property Grant Review

DATE

09/03/2026

SHEET NAME

Proposed Plans and Demolition

SCALE

1:100 @ A3

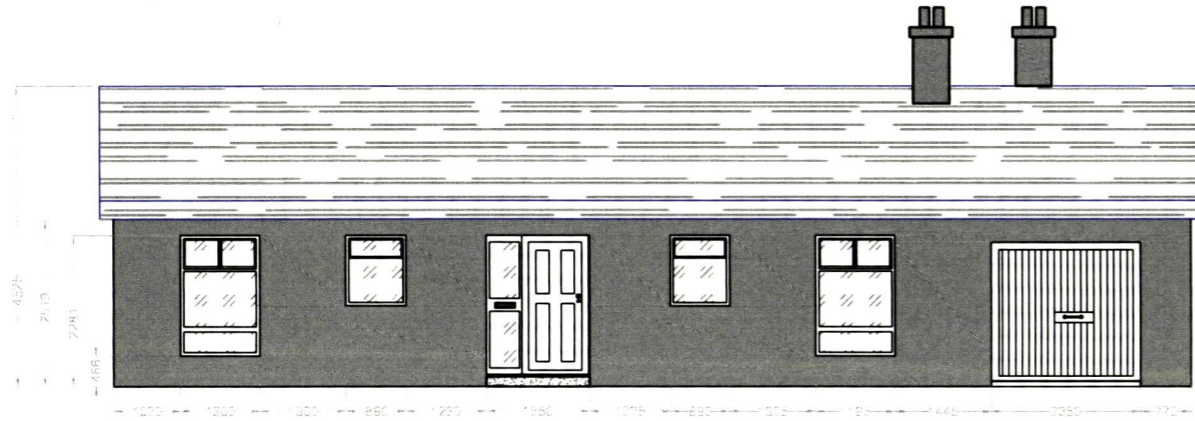
DRAWING NO

2601-DR02-ProposedPlansandDemo

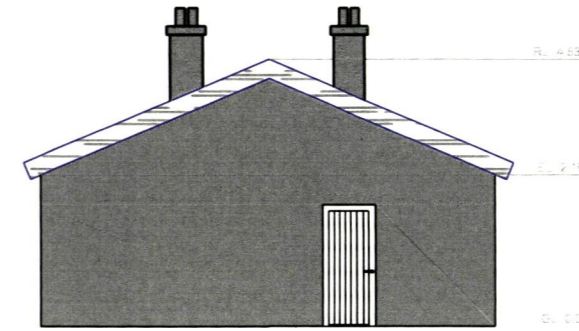
REV.

P01

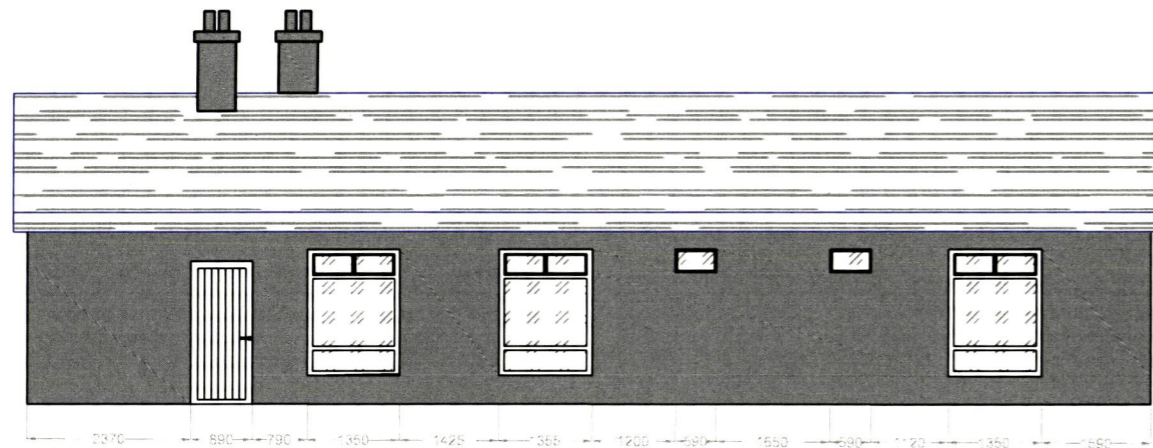
EXISTING EAST ELEVATION



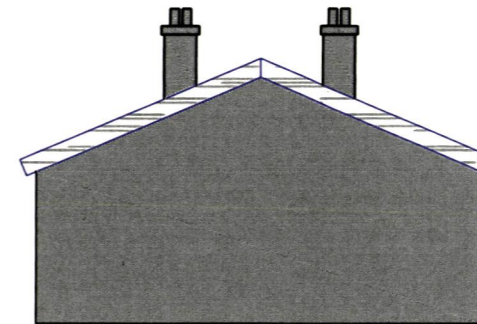
EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



Design Representative



EchoByld Limited

Office 2, 12A Lower Main Street,
Lucan, Co. Dublin K78 X5P8, Ireland

info@echobyld.com

Notes & Disclaimers:

1. All dimensions must be verified on site before construction.
2. This drawing is for design intent, please contact EchoByld representative for clarifications.
3. Any revisions must be approved prior to implementation.
4. These drawings are prepared to support an application under the Vacant Property Refurbishment Grant.
5. Existing drawings illustrate the current configuration of the property.
6. Proposed drawings illustrate the intended refurbishment works only.
7. All construction works to be carried out in accordance with current Building Regulations.

PROJECT NAME

Ballyhook Hill Refurbishment

CLIENT NAME

Patrick Lawlor

LOCATION

John Lawlor, CEng MStructE MIEI

PROJECT NUMBER

2601

ENGINEERING DESIGN LEAD

John Lawlor, CEng MStructE MIEI
EchoByld - Chartered Structural Engineer

PREPARED BY

JL

CHECKED

JL

APPROVED

JL

STATUS

Derilict & Vacant Property Grant Review

DATE

09/03/2026

SHEET NAME

Existing Elevation Views

SCALE

1:100 @ A3

DRAWING NO

2601-DR03-ExistingElevations

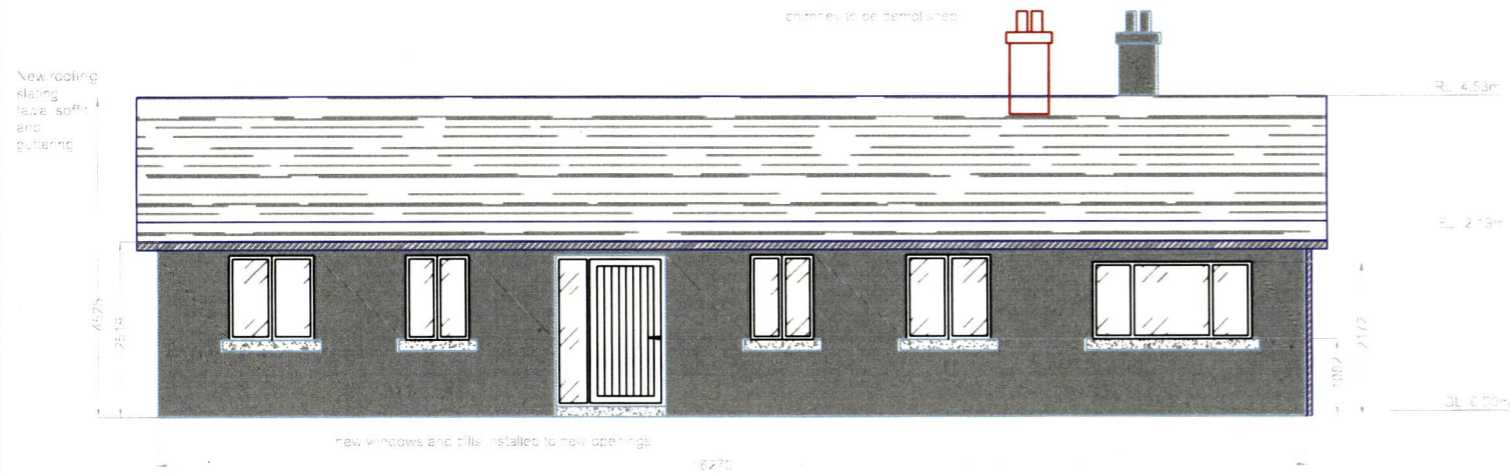
REV.

P01

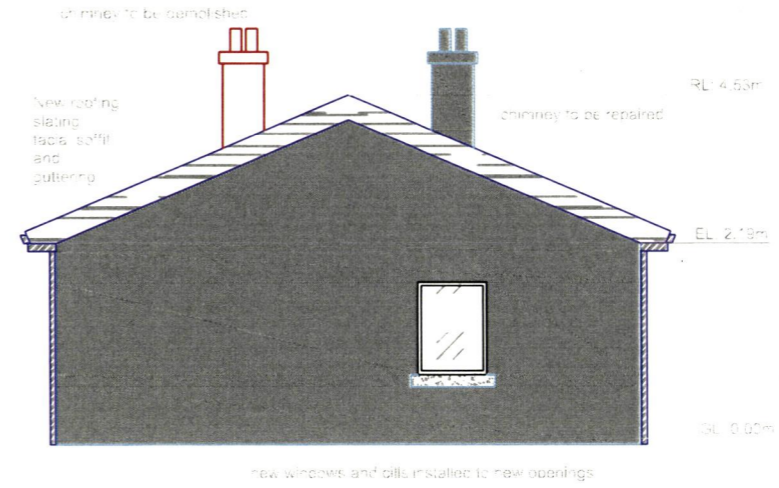
General Notes

1. Existing roof covering deteriorated and to be replaced.
2. Existing windows outdated and to be replaced as part of refurbishment works.
3. Window ope sizes typically to be reduced in height. (see proposed elevations views for new window ope sizes)

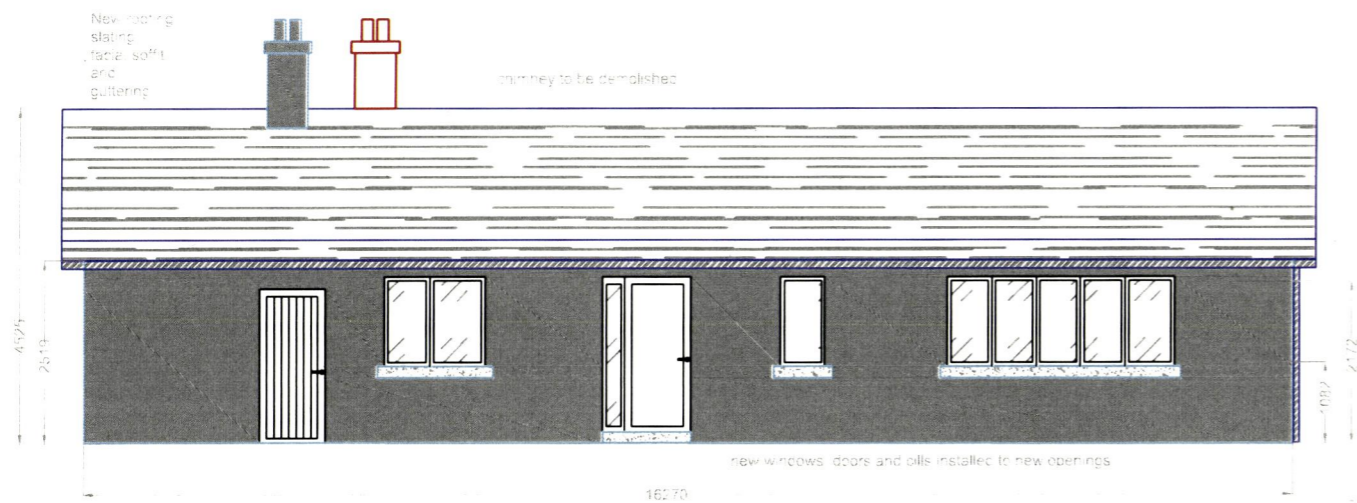
PROPOSED EAST ELEVATION & DEMOLITION



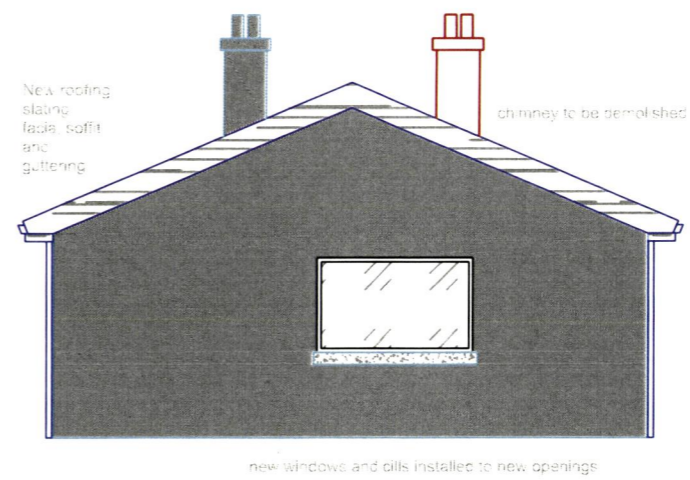
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



General Notes:

1. Existing chimney to be demolished.
2. Roof covering to be replaced with new slate/tile system.
3. New fascia and soffit to full perimeter.
4. All windows replaced with energy efficient units.
5. Window openings adjusted as indicated.
6. External wall insulation applied to building envelope.

Design Representative



ECHOBYLD

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DATE

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SHEET NAME

Proposed Elevation Views

SCALE

1:100 @ A3

DRAWING NO

2601-DR04-ProposedElevationViews

REV.

P01