



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

James A. Keaney Associates
49 Upper Mount Street
Dublin 2
D02 FR83

 Of May 2026

RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) -EX54/2026 for Powertique Limited at The Royal Hotel, Bray,
Co. Wicklow

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: Powertique Limited

Location: The Royal Hotel, Bray, Co. Wicklow

Reference Number: EX 54/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/533

A question has arisen as to whether “wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of The Royal House Red Brick Area on the corner of Quinsborough Road and Main Street) together with the upgrading of the roof insulation and all ancillary works” at The Royal Hotel, Bray, Co. Wicklow is or is not exempted development.

Having regard to:

- i. The details received with this Section 5 request on the 17th of April 2026
- ii. Section 2(1) of the Planning and Development Act 2000, as amended
- iii. Section 3 of the Planning and Development Act 2000, as amended
- iv. Section 4 (1)(h) of the Planning and Development Act 2000, as amended

Main Reasons with respect to Section 5 Declaration:

- (a) Wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of the Royal House Red Brick Area on the corner of Quinsborough Road & Main Street) together with the upgrading of the Roof insulation and all ancillary works would be within the operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (b) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- (c) Wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of the Royal House Red Brick Area on the corner of Quinsborough Road & Main Street) together with the upgrading of the Roof insulation and all ancillary works is considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would 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 Planning Authority considers that “wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of The Royal House Red Brick Area on the corner of Quinsborough Road and Main Street) together with the upgrading of the roof insulation and all ancillary works” at The Royal Hotel, Bray, Co. Wicklow is development and IS exempted development.

Signed: 
ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Date: 11/05/2026



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/533

Reference Number: EX 54/2026

Name of Applicant: Powertique Limited

Nature of Application: Section 5 Referral as to whether "*wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of The Royal House Red Brick Area on the corner of Quinsborough Road and Main Street) together with the upgrading of the roof insulation and all ancillary works*" is or is not development and is or is not exempted development.

Location of Subject Site: The Royal Hotel, Bray, 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 "*wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of The Royal House Red Brick Area on the corner of Quinsborough Road and Main Street) together with the upgrading of the roof insulation and all ancillary works*" at The Royal Hotel, Bray, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

- i. The details received with this Section 5 request on the 17th of April 2026
- ii. Section 2(1) of the Planning and Development Act 2000, as amended
- iii. Section 3 of the Planning and Development Act 2000, as amended
- iv. Section 4 (1)(h) of the Planning and Development Act 2000, as amended

Main Reasons with respect to Section 5 Declaration:

- (a) Wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of the Royal House Red Brick Area on the corner of Quinsborough Road & Main Street) together with the upgrading of the Roof insulation and all ancillary works would be within the operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (b) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- (c) Wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of the Royal House Red Brick Area on the corner of Quinsborough Road & Main Street) together with the upgrading of the Roof insulation and all ancillary works is considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would 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.

Recommendation

The Planning Authority considers that “wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of The Royal House Red Brick Area on the corner of Quinsborough Road and Main Street) together with the upgrading of the roof insulation and all ancillary works” at The Royal Hotel, Bray, Co. Wicklow is development and is exempted development as recommended in the planning reports.

Signed: Orde Denny

Date: 11/05/2026

ORDER:

I HEREBY DECLARE:

THAT “wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of The Royal House Red Brick Area on the corner of Quinsborough Road and Main Street) together with the upgrading of the roof insulation and all ancillary works” at The Royal Hotel, Bray, Co. Wicklow is **development and is exempted development** within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: [Signature]

Date: 11/05/2026

T/Senior Planner

Planning, Economic & Rural Development

DATA PROTECTION CONSENT FORM

The Data Protection Act 1988 and the Data Protection (Amendment) Act 2003 safeguard the privacy rights of individuals in relation to their personal data. Wicklow County Council has put in place procedures that ensure compliance with the Data Protection Acts.

Reference No.:

EX54/2026

Name:

Royal Hotel Bray Co. Wick

to Councillor/Deputy

John Brady TD

give my permission

to assess all records submitted in relation to my

application/case for Planning - sections

(insert as appropriate - planning application/housing

application/tenancy or other. if other, please specify)

I understand and accept that this will include access to personal data and records submitted, which may be considered sensitive personal data as provided for under the Data Protection Acts.

I further give permission to Cllr/Deputy John Brady to have access to any reports/recommendations relating to any decision on my application/Case.

Signed:

[Signature]
APPLICANT(S) 29/4/26
DATE

I confirm that I am accessing data, as set out above, solely for the purpose of representing the signed applicant at their request

Signed:

[Signature]
COUNCILLOR/DEPUTY 06/05/26
DATE

OFFICE USE ONLY:

Received from Cllr /Deputy _____

Signed: _____
Staff Member

Date: _____



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

REF: EX 54/2026
NAME: Powertique Ltd
Development: Application for Certificate of Exemption under Section 5 of the Planning & Development Act 2000 (as amended).
RE: External Insulation
LOCATION: Royal Hotel Bray, Main Street, Bray, Co. Wicklow

The Site:

The subject site is located on the Main Street in Bray Town centre. The overall building is partly rendered (to the northern side) and partly red brick (to the southern side) with retail units below the bricked section. The site reads as two separate units.

Planning History:

There have been numerous planning applications on the site over many years.

Most recently:

22/542: Permission granted for Two storey storage building

24/60300: Permission granted for change of use of part of the building from hotel use to shop

EX 138/2025: Section 5 Declaration issued as follows:

- (I) The Wrapping the external fabric of the existing Hotel with an insulated Render System

is development and is **not** 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 & Development Act 2000 (as amended)
- c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- (a) The wrapping of the external fabric of the building with a Insulated Render system would be within the operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (b) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- (c) The wrapping of the external fabric of the building with an Insulated Render system is considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would 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 having regard to the existing variation in finishes of the overall development which includes red brick on a substantial section of the building.

(II) The Roof Insulation

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 & Development Act 2000 (as amended)
- c) Article 6 and 9 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- (d) The installation of roof insulation would be within the operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (e) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- (f) The installation roof insulation is considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would 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.

Question:

Whether or not:

Wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of the Royal House Red Brick Area on the corner of Quinsborough Road & Main Street) together with the upgrading of the Roof insulation and all ancillary works constitutes exempted development within the meaning of the Planning and Development Acts, 2000 (as amended).

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 2 (1) defines works as 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 4 (1) (a) to (l) specifies various categories of development, which shall be exempted for the purposes of the Act;

In particular, section 4 (1) (h) is:

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) provides for certain classes of development to be designated as exempted development by way of legislation.

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) 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;

Relevant Planning: Wicklow County Development Plan 2022-2028
Bray Level 1 Metropolitan Key Town

Zoning :TC -Town Centre

Appendix 1 – Section 1.2 outlines measures to address climate action.

Section 1.2.2 states:

'Energy efficiency' in building design relates to:

- a. reducing the amount of energy used in the building and*
- b. Increasing the use of renewable sources of energy.*

There are a number of ways in which both can be achieved:

- High quality insulation, which will minimise heat loss and therefore reduce demand for heat generation;*

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 wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system is "development".

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

Section 4 of the Planning and Development Act 2000 (as amended) provides that

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;*

The installations of insulation on the external walls are considered to be works of maintenance/improvement to the hotel. It is proposed to provide an external insulation system to the rendered section of the hotel (northern section). It is noted that there is a small section of metal cladding on the northernmost section of the hotel, which is to be replaced with render. It would appear that the metal cladding is not original and also the adjacent building to the north (Dargle House) comprises a rendered building, consistent with the proposed insulated render system. Therefore the installation of an insulated render system to the external façade does 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 upgrading of roof insulation would not materially affect the external appearance so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

Therefore, the development as described as wrapping the external fabric of the building with insulated render and upgrading the roof insulation would, it is considered come within the provisions of *Section 4(1)(h)* of the Planning and Development Act 2000 (as amended) as they would not affect the external appearance and the impact would 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.

Recommendation:

With respect to the request under Section 5 of the Planning and Development Act 2000, as to whether:

Wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of the Royal House Red Brick Area on the corner of Quinsborough Road & Main Street) together with the upgrading of the Roof insulation and all ancillary works

is development and is exempted development

Having regard to:

- The details received with this Section 5 request on the 17th April 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)(h) of the Planning and Development Act 2000, as amended

• ~~Article 6 and 9 of the Planning & Development Regulations 2001 (as amended)~~

not relevant to exemption

[Signature]

11/5/2026

(R)

The Planning Authority considers that:

Wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of the Royal House Red Brick Area on the corner of Quinsborough Road & Main Street) together with the upgrading of the Roof insulation and all ancillary works

is development, and is exempted development.

Main Reasons with respect to Section 5 Declaration:

- (a) Wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of the Royal House Red Brick Area on the corner of Quinsborough Road & Main Street) together with the upgrading of the Roof insulation and all ancillary works would be within the operations of construction and alteration, and therefore such operations would come within the definition of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (b) The works are development given the provisions of Section 3(1) (a) of the Planning and Development Act 2000 (as amended).
- (c) Wrapping the existing render and profiled metal cladding external fabric of the existing hotel with an insulated render system (with the exception of the Royal House Red Brick Area on the corner of Quinsborough Road & Main Street) together with the upgrading of the Roof insulation and all ancillary works is considered to come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) as it would 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.

Keara Kennedy

Keara Kennedy EP
06/05/2026

Agreed
SEP. 07/05/2026.





**Comhairle Contae Chill Mhantáin
Wicklow County Council**

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

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Suíomh / Website: www.wicklow.ie

MEMORANDUM

WICKLOW COUNTY COUNCIL

**TO: Keara Kennedy
Executive Planner**

**FROM: Nicola Fleming
Staff Officer**

**RE: - EX54/2026 - 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 17/04/2026.

The due date on this declaration is the 14/05/2026.

**Staff Officer
Planning Development & Environment**





COMHAIRLE CONTAE CHILL Mhantáin
Wicklow County Council

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

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James A. Keaney Associates
49 Upper Mount Street
Dublin 2
D02 FR83

20th of April 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX54/2026 for The Royal Hotel, Main Street, Bray, Co. Wicklow

A Chara

I wish to acknowledge receipt on 17/04/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 14/05/2026.

Mise, le meas

Nicola Fleming
Staff Officer
Planning, Economic & Rural Development





Wicklow County Council
County Buildings
Wicklow
0404-20100

21/04/2026 14 29 31

Receipt No L 1/0/362384

THE ROYAL HOTEL
MAIN ST
BRAY
CO WICKLOW

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

Total 80 00 EUR

Tendered
Credit Card 80 00

Change 0 00

Issued By VANESSA PORTER
From Customer Service Hub
Vat reg No 0015233H

cola Fleming

From: Siobhan O'Brien
Sent: Friday 17 April 2026 13:17
To: Nicola Fleming
Subject: FW: THE ROYAL HOTEL BRAY, MAIN STREET, BRAY, CO. WICKLOW, A98 F8D3.
Attachments: PDF 2511.S52..01 17.04.26.pdf; PDF Section 5 Application Form 17.04.26.pdf; PDF Section 5 Declaration Application Cover Letter 17.04.26.pdf; PDF Section 5 Declaration Application Statement 17.04.26.pdf

From: James Keane <james@jaka-architecture.com>
Sent: Friday 17 April 2026 13:00
To: Planning - Planning and Development Secretariat <plandev@wicklowcoco.ie>
Cc: John O'Connor <john@royalhotel.ie>
Subject: THE ROYAL HOTEL BRAY, MAIN STREET, BRAY, CO. WICKLOW, A98 F8D3.

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

External Sender - From: (James Keane <james@jaka-architecture.com>)

[Learn More](#)

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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.

Hi,

Please find attached a PDF copy of our Section 5, Declaration Submission Application 2 in relation to the Sustainable Insulated Render Wrapping System together with the upgrading of the Roof Insulation and all ancillary works in relation to the above.

We attach the following documentation:

Cover Letter 17th April 2026

Your Section 5 Submission Application Form dated 17th April 2026 duly completed.

Drawing & Document Schedule:
James A. Keane Associates:

2511.S52.01 - Location Plan ✓

2511.S52.02 - Existing & Proposed Front Elevations ✓

Section 5 Declaration Submission Statement ✓

Scale - 1:1000 @ A3

Scale - 1:200 @ A2

CSS Land Surveys:

9974_001 - Building Survey ✓

9974_002 - Basement Plan ✓

9974_003 - Ground Floor Plan ✓

Scale - 1:250 @ A1

Scale - 1:200 @ A1

Scale - 1:200 @ A1

9974_004 – First Floor Plan ✓
9974_005 – Second Floor Plan ✓
9974_006 – Third Floor Plan ✓
9974_007 – Fourth Floor Plan ✓
9974_008 – Elevations ✓
9974_009 – Elevations ✓
9974_010 – Sections ✓
9974_011 – Front Elevations ✓

Scale - 1:200 @ A1
Scale - 1:200 @ A1
Scale - 1:200 @ A1
Scale - 1:200 @ A1
Scale - 1:200 @ A1
Scale - 1:200 @ A1
Scale - 1:200 @ A1
Scale - 1:200 @ A1

We attach our following drawing:

2511.S52.01 - Location Plan ✓

Scale - 1:1000 @ A3

As the previous Application, we have arranged for the other drawings to be printed, and they will be dispatched to your office via DPD.

The package will have the following title on it:

THE ROYAL HOTEL BRAY, MAIN STREET, BRAY, CO. WICKLOW, A98 F8D3.

Can you please contact the Applicant to arrange for payment of the relevant Fee of € 80.00.

In conclusion, we would urge the Planning Authority to consider this Section 5 Submission Application request in a positive manner.

We trust the attached is in order, however, should you have any queries, please do not hesitate to email us or contact me on **086 824 0952**.

Can you please forward your correspondence to **49, Upper Mount Street, Dublin 2, Ireland, D02 FR83**.

We look forward to hearing from you shortly.

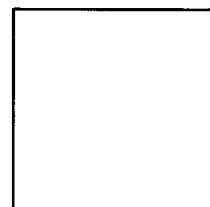
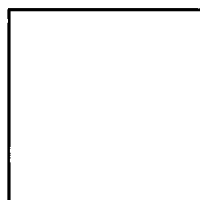
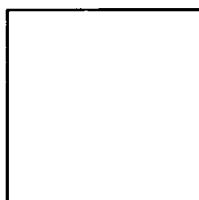
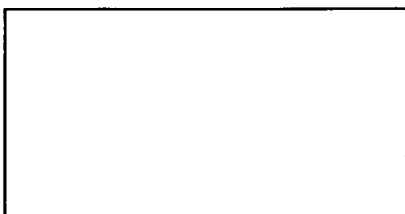
Regards,

Jim

James A. Keaney MRIAI, RIBA, ARB, MCIAT.

**James A. Keaney Associates
Architecture**

49, Upper Mount Street, Dublin 2, Ireland, D02 FR83.
307, Sharpenhoe Road, Streatley, Bedfordshire, England. LU3 3PP
t: + 353 (0) 1 661 6537
m Irl: + 353 (0) 86 824 0952
m UK: + 44 (0) 7902 068429
e: james@jaka-architecture.com
w: www.jaka-architecture.com



James A. Keaney Associates

Architecture ■ Architectural Technology ■ Project Management

49, Upper Mount Street, Dublin 2, Ireland, D02FR83.

307, Sharpenhoe Road, Streatley, Bedfordshire, England, LU3 3PP.

Telephone ■ + 353 (0) .1.661 6537 Mobile Irl ■ +353 (0) 86 8240952 Mobile UK ■ + 44 (0) 7902 068429

Email: ■ james@jaka-architecture.com Web: ■ www.jaka-architecture.com

SECTION 5 DECLARATION SUBMISSION 2 FOR EXTERNAL INSULATION SUSTAINABILITY UPGRADE AND ALL ANCILLARY WORKS.

THE ROYAL HOTEL BRAY, MAIN STREET, BRAY, CO. WICKLOW, A98 F8D3.

FOR: POWERTIQUE LIMITED

SECTION 5 DECLARATION SUBMISSION STATEMENT

17th April 2026



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1.0 INTRODUCTION

This Section 5 Declaration Application Submission relates to The Royal Hotel, High Street, Bray, Co Wicklow. The Hotel is located to the North of the Bray Town centre at the (R761) Main Street Bridge over the River Dargle.

2.0 SITE DESCRIPTION

The site is approximately 0.49 hectares in size and is of irregular shape. It is largely covered with the building footprint. A Car Parking and Service Area exists to North East of the site accessed off Seapoint Road as indicated on the Location Plan. See drawing number: 2511.S52.01 – Location Plan.

3.0 THE PROPOSAL

Our Client is considering the Sustainable upgrading of the Hotel as part of the planned upgrading of their building stock.

This Section 5 Declaration Application Submission is sought for the provision of wrapping the external Fabric of the existing Hotel with an Insulated Render System, together with the upgrading of the Roof insulation and all ancillary works.

The proposed works will **exclude** the wrapping of the Red Facing Brick (Royal House) element of the property as it was **NOT** considered to be exempted development in your Declaration 15.12.25.

See drawing number: 2511.S52.02 – Existing & Proposed Front Elevations.

All other non-principal Elevations will also be upgraded with an Insulated Render System.

See CSS Land Survey drawing numbers: 9974_001 – 011 inclusive for the Existing detailed Survey drawings of the Plans, Elevations and Sections of the Building.

APPENDIX A PHOTOGRAPHS



Photograph A – View from West



Photograph B – View from North West

James A. Keaney Associates

Architecture ■ Architectural Technology ■ Project Management

49, Upper Mount Street, Dublin 2, Ireland, D02FR83

307, Sharpenhoe Road, Streatley, Bedfordshire, England, LU3 3PP.

Telephone ■ + 353 (0) 1 661 6537 Mobile Irl ■ +353 (0) 86 8240952 Mobile UK ■ + 44 (0) 7902 068429

Email: ■ james@jaka-architecture.com Web: ■ www.jaka-architecture.com

The Chief Planning Officer,
Wicklow County Council,
Planning Services (Development Control),
County Buildings,
Station Road,
Whitegates,
Wicklow,
A67 FW96.

17th April 2026

Dear Sirs.

**SECTION 5 DECLARATION SUBMISSION FOR EXTERNAL INSULATION
SUSTAINABILITY UPGRADE AND ALL ANCILLARY WORKS.
THE ROYAL HOTEL BRAY, MAIN STREET, BRAY, CO. WICKLOW, A98 F8D3.
FOR: POWERTIQUE LIMITED**

On behalf of our Client, Powertique Limited, we seek Section 5 Declaration Submission Application for the above.

We electronically attach a PDF copy of the following documentation in support of our Submission:

- 1 Your Section 5 Submission Application Form dated 17th April 2026 duly completed.
- 2 Copies of the following drawings and documents:

Drawing & Document Schedule:

James A. Keaney Associates:

2511.S5.01 - Location Plan	Scale - 1:1000 @ A3
2511.S5.02 - Existing & Proposed Front Elevations	Scale - 1:200 @ A2
Section 5 Declaration Submission Statement	

CSS Land Surveys:

9974_001 - Building Survey	Scale - 1:250 @ A1
9974_002 - Basement Plan	Scale - 1:200 @ A1
9974_003 - Ground Floor Plan	Scale - 1:200 @ A1
9974_004 - First Floor Plan	Scale - 1:200 @ A1
9974_005 - Second Floor Plan	Scale - 1:200 @ A1
9974_006 - Third Floor Plan	Scale - 1:200 @ A1
9974_007 - Fourth Floor Plan	Scale - 1:200 @ A1



Directors: J. A. Keaney MRAI, RIBA, ARB, MCIAT C. Keaney. Keaney Architecture Limited Trading as James A. Keaney Associates
Member of the Royal Institute of Architects of Ireland ■ Member of the Royal Institute of British Architects
Registered with the Architects Registration Board ■ Member of the Chartered Institute of Architectural Technologists
Registered in Ireland No. 314423. Registered Office, 3, Mc Allister's Lane, Carr's Mill, Donabate, Co Dublin, Ireland, K36 H928.
VAT Registration No. IE 6334423 T

9974_008 – Elevations
9974_009 – Elevations
9974_010 – Sections
9974_011 – Front Elevations

Scale - 1:200 @ A1
Scale - 1:200 @ A1
Scale - 1:200 @ A1
Scale - 1:200 @ A1

We attach our following drawing:

2511.S52.01 - Location Plan

Scale - 1:1000 @ A3

As the previous Application, we have arranged for the other drawings to be printed, and they will be dispatched to your office via DPD.

The package will have the following title on it:

**THE ROYAL HOTEL BRAY, MAIN STREET,
BRAY, CO. WICKLOW, A98 F8D3.**

Can you please contact the Applicant to arrange for payment of the relevant Fee of € 80.00.

This Section 5 Application is subsequent the declaration decision dated 15.12.25 and omits the proposal to wrap the Red Facing Brick element of the Building “Royal House” which **NOT** considered to be exempted development.

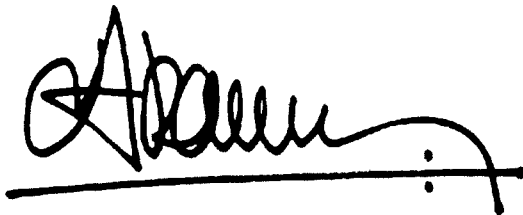
In conclusion, we would urge the Planning Authority to consider this Section 5 Submission Application request in a positive manner.

We trust the attached is in order, however, should you have any queries, please do not hesitate to email us or contact me on **086 824 0952**.

Can you please forward your correspondence to **49, Upper Mount Street, Dublin 2, Ireland, D02 FR83**.

We look forward to hearing from you shortly.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'James A. Keane', written over a horizontal line. The signature is stylized and cursive.

**JAMES A. KEANEY MR IAL, RIBA, ARB, MCIAT for
JAMES A. KEANEY ASSOCIATES
Encl.'s**



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

Office Use Only

Date Received _____

Fee Received _____

RECEIVED 17 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: **Powertique Limited**

Address of applicant: **The Royal Hotel Bray, Main Street, Bray, Co. Wicklow,
A98 F8D3.**

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

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable): **James A. Keaney Associates.**

Address of Agent: **49, Upper Mount Street, Dublin 2, D02 FR83.**

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

3. Declaration Details

i. Location of Development subject of Declaration: **The Royal Hotel Bray, Main
Street, Bray, Co. Wicklow, A98 F8D3.**

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: **Powertique Limited - The Royal Hotel Bray, Main Street, Bray, Co. Wicklow, A98 F8D3.**

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: **Our Client is considering the Sustainable upgrading of the Hotel as part of the planned upgrading of their building stock.**

This Section 5 Declaration Application Submission is sought for the provision of wrapping the existing rendered & profiled metal cladding external Fabric of the existing Hotel with an Insulated Render System, (with the Exception of Royal House Red Brick Area on the corner of Quinsborough Road & Main Street) together with the upgrading of the Roof insulation and all ancillary works.

The proposed works will not include the wrapping of the Red Facing Brick element of the property with the Insulated Render System.

See drawing number: 2511.S52.02 – Existing & Proposed Front Elevations.

All other non-principle Elevations will also be upgraded with the Insulated Render System.

See CSS Land Survey drawing numbers: 9974 001 – 011 inclusive for the Existing detailed Survey drawings of the Plans, Elevations and Sections of the Building.

iv. **This Section 5 Application is subsequent to the declaration decision dated 15.12.25 and omits the proposal to wrap the Red Facing Brick element of the Building “Royal House” which NOT considered to be 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: **All relevant Sections of the Planning Regulations.**

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:

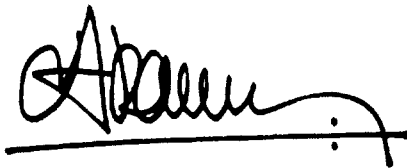
James A. Keaney Associates:

2511.S52.01 - Location Plan	Scale - 1:1000 @ A3
2511.S52.02 - Existing & Proposed Front Elevations	Scale - 1:200 @ A2
Section 5 Declaration Submission Statement	

CSS Land Surveys:

9974_001 - Building Survey	Scale - 1:250 @ A1
9974_002 - Basement Plan	Scale - 1:200 @ A1
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9974_004 - First Floor Plan	Scale - 1:200 @ A1
9974_005 - Second Floor Plan	Scale - 1:200 @ A1
9974_006 - Third Floor Plan	Scale - 1:200 @ A1
9974_007 - Fourth Floor Plan	Scale - 1:200 @ A1
9974_008 - Elevations	Scale - 1:200 @ A1
9974_009 - Elevations	Scale - 1:200 @ A1
9974_010 - Sections	Scale - 1:200 @ A1
9974_009 - Front Elevations	Scale - 1:200 @ A1

- viii. Fee of € 80 Attached ? : **Can you please contact Applicant to arrange for payment.**



Signed: _____

Dated: 17.04.26

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.

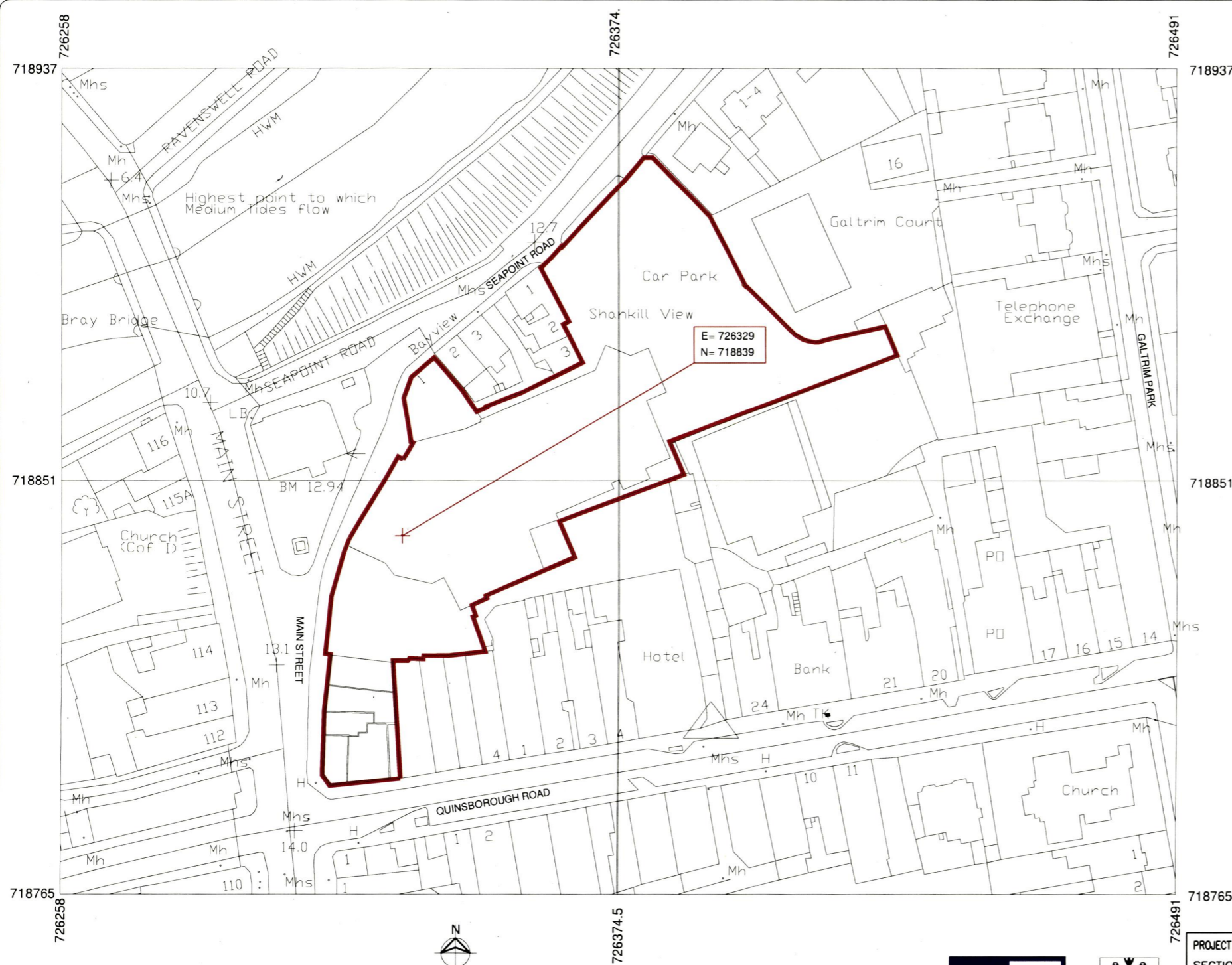
Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

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.

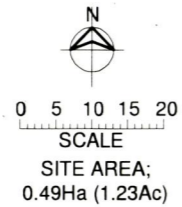
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NOTE:
INFORMATION TAKEN FROM ARCHIVE
DETAILS, THEREFORE ACCURACY CAN
NOT BE GUARANTEED



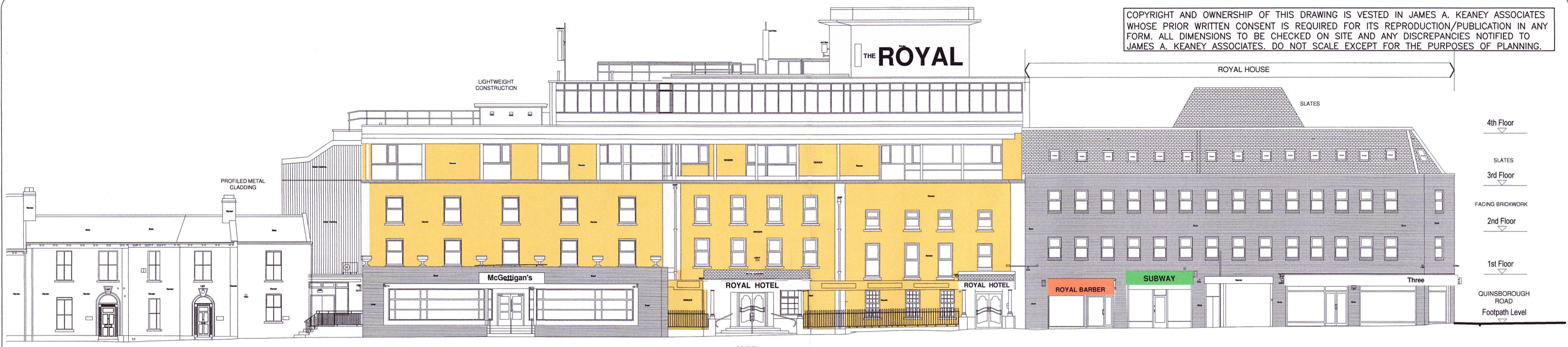
SECTION 5
DECLARATION
APPLICATION
SUBMISSION
2
17.04.26

LOCATION PLAN



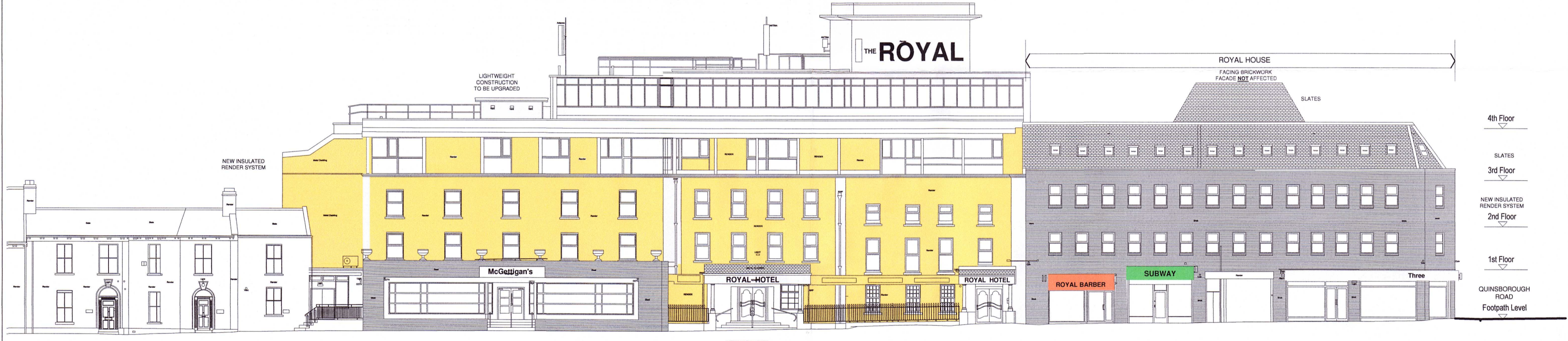
PROJECT SECTION 5 DECLARATION APPLICATION 2.	SCALE 1:2000A2.	James A. Keaney Associates Architecture • Architectural Technology • Project Management 49, Upper Mount Street, Dublin 2, Ireland, D02 FR83. 307, Sharpenhoe Road, Streatley, Bedfordshire, England, LU3 3PP. • Telephone: + 353 (0) .1.661 6537 • Irl Mobile: + 353 (0) .86.824 0952 • UK Mobile: + 44 (0) .7902. 068429 • Email: james@jaka-architecture.com • Web: www.jaka-architecture.com
LOCATION THE ROYAL HOTEL, MAIN STREET, BRAY, COUNTY WICKLOW, A98 F8D3.	DRAWN J.A.KEANEY.	
CLIENT POWERTIQUE LTD.	DATE APRIL 2026.	DRAWING NUMBER <p style="text-align: right; font-size: 1.2em;">2511.S52.01</p>
TITLE LOCATION PLAN.	PURPOSE SECT 5.	

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FRONT ELEVATION - EXISTING

Elevation 5 Elevation 4 Elevation 3 Elevation 2 Elevation 1

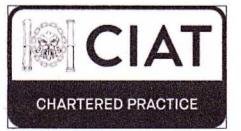


FRONT ELEVATION - PROPOSED

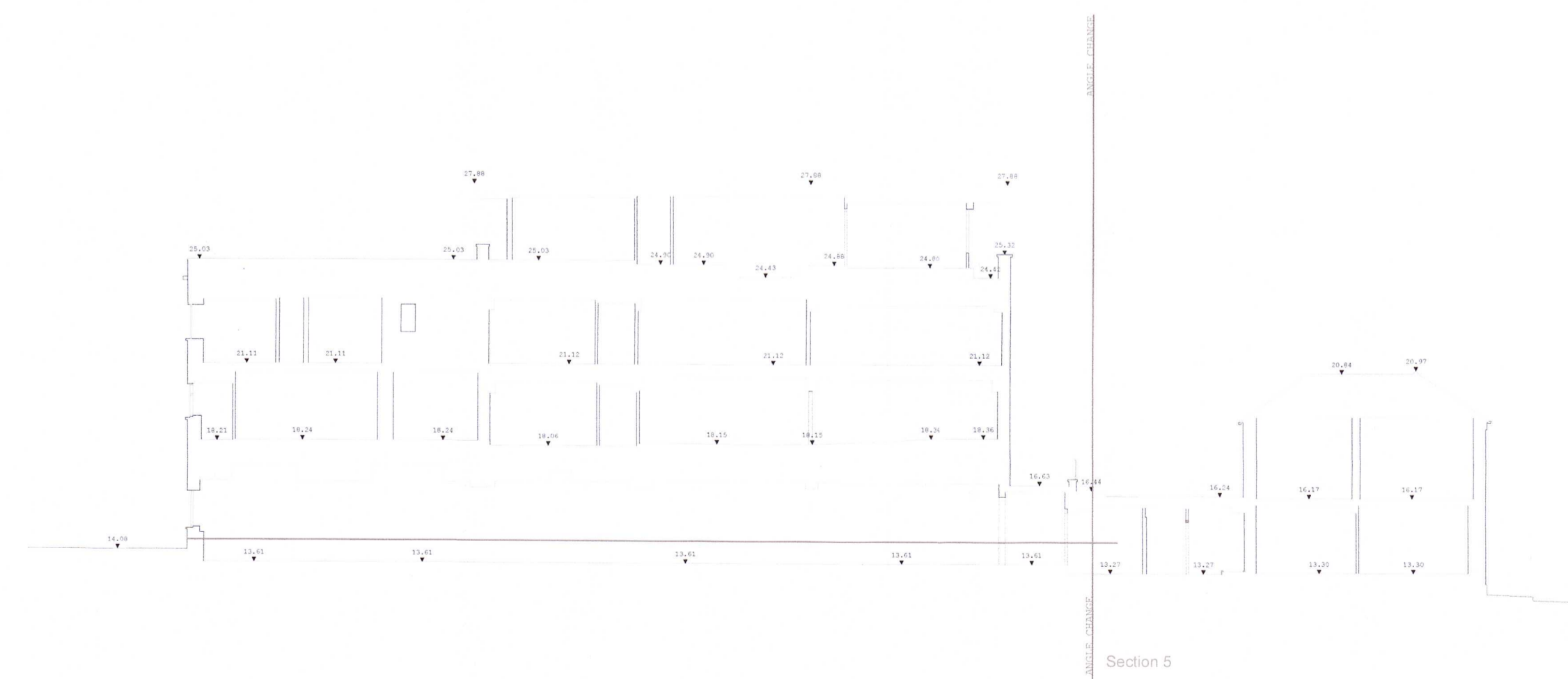
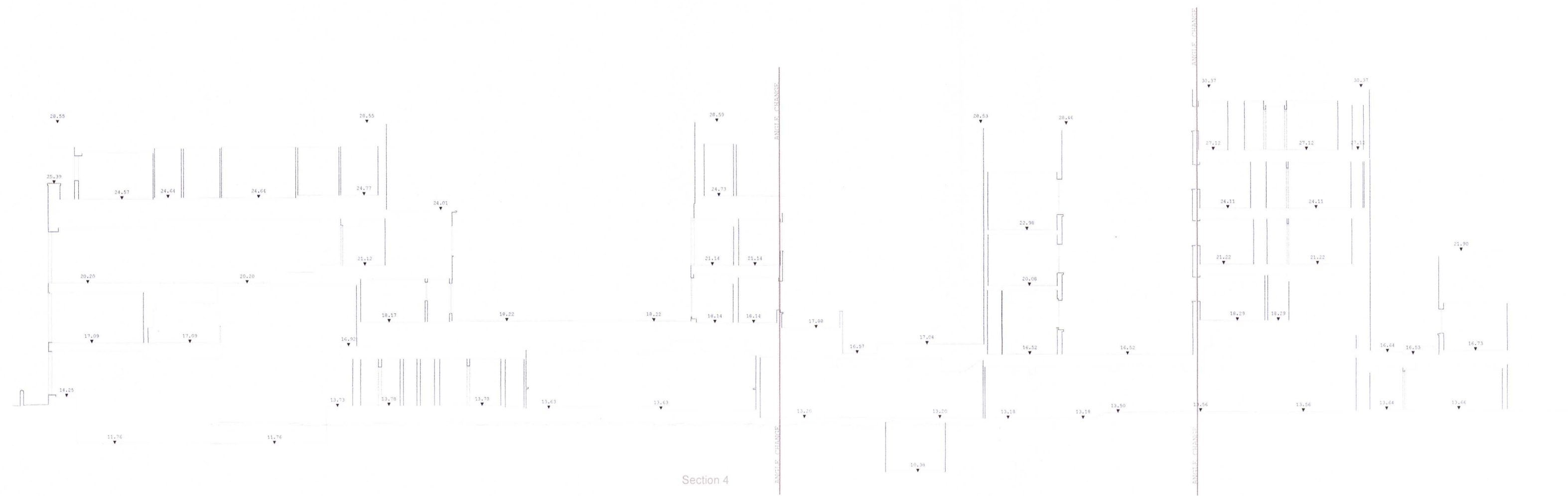
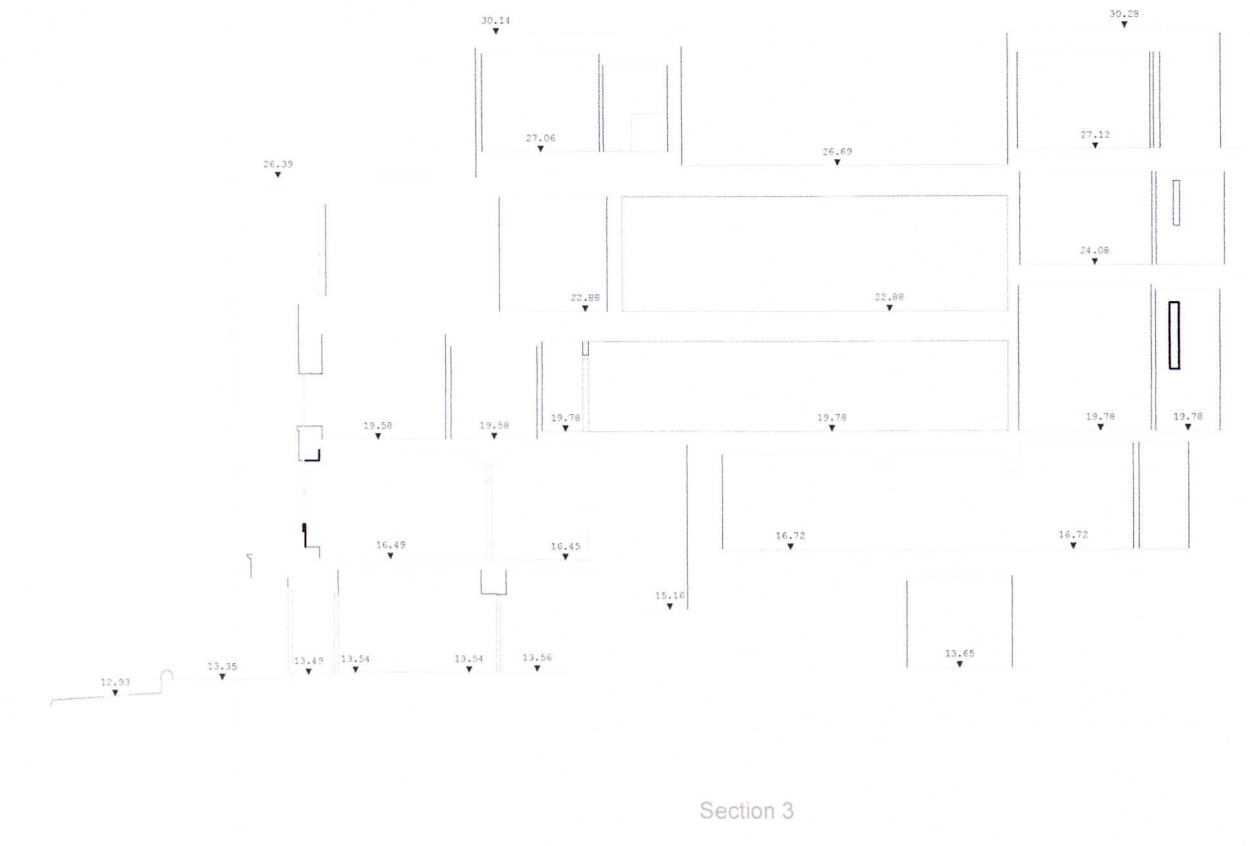
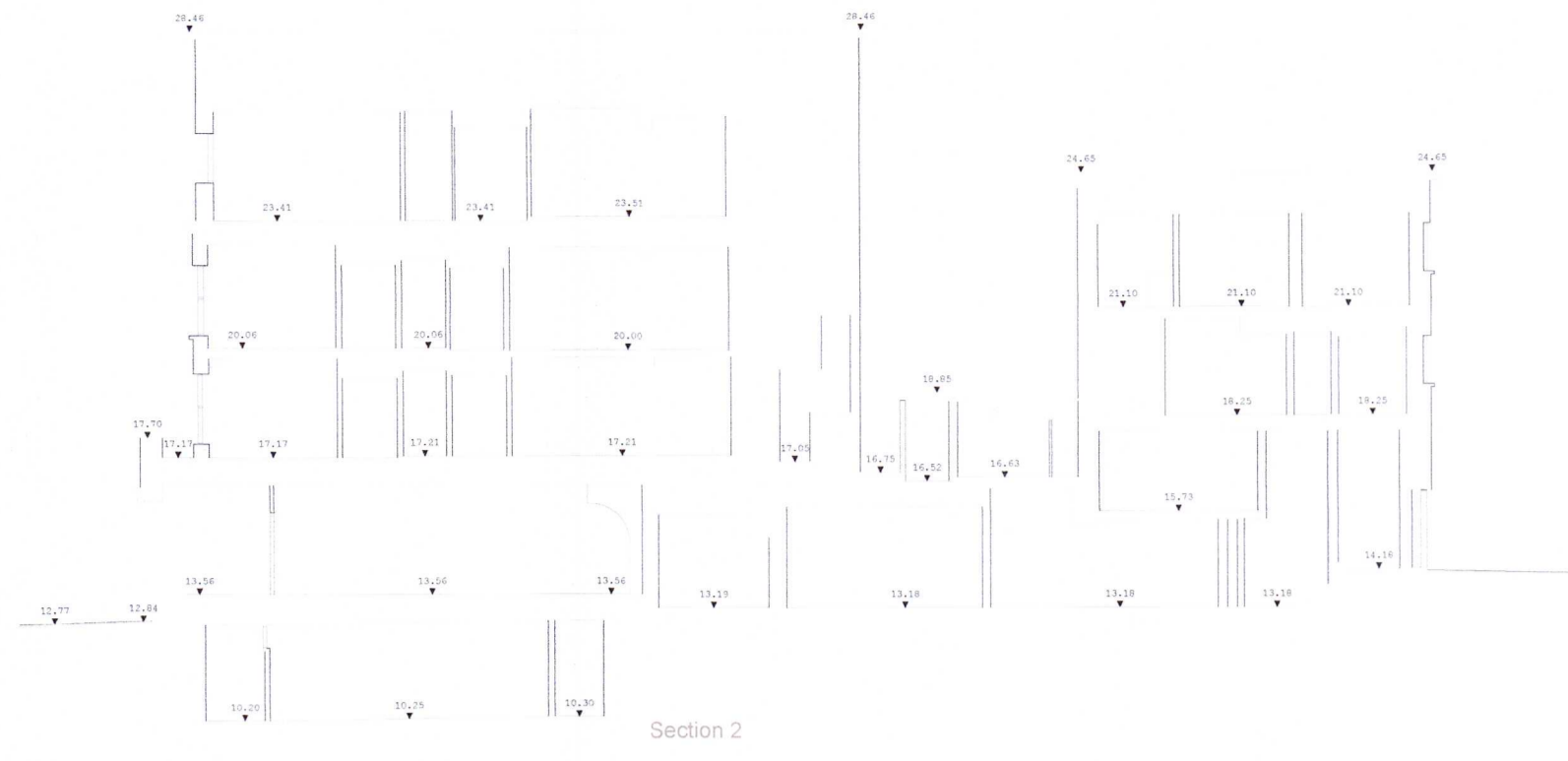
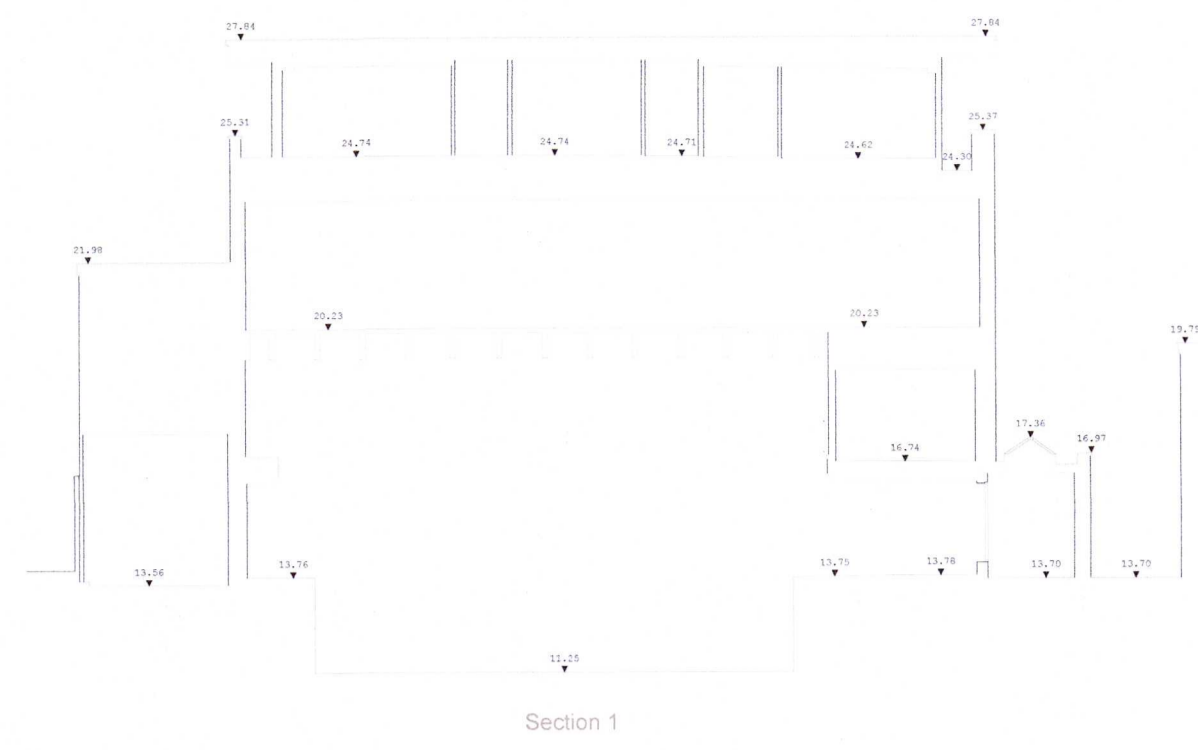
Elevation 5 Elevation 4 Elevation 3 Elevation 2 Elevation 1



SECTION 5
DECLARATION
APPLICATION
SUBMISSION
2
17.04.26



PROJECT SECTION 5 DECLARATION APPLICATION 2.	SCALE 1:200@A2.	James A. Keaney Associates Architecture • Architectural Technology • Project Management 49, Upper Mount Street, Dublin 2, Ireland, D02 FR83. 307, Sharpenhoe Road, Streatley, Bedfordshire, England, LU3 3PP. • Telephone: + 353 (0) 1 661 6537 • Irl Mobile: + 353 (0) 86 824 0952 • UK Mobile: + 44 (0) 7902 068429 • Email: james@jaka-architecture.com • Web: www.jaka-architecture.com
LOCATION THE ROYAL HOTEL, MAIN STREET, BRAY, COUNTY WICKLOW, A98 F8D3.	DRAWN J.A.KEANEY.	
CLIENT POWERTIQUE LTD.	DATE APRIL 2026.	
TITLE EXISTING & PROPOSED FRONT ELEVATIONS.	PURPOSE SECT 5.	
		DRAWING NUMBER 2511.S52.02



Rev	Rev. Date	Purpose of revision	CC Drawn	CC Checked	CC Approved

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 31 Dery
 haw Road, Tynan, Armagh
 County Armagh BT60 4SS.

Tel: +44 (0) 28 3756 8919
 Fax: +44 (0) 28 3754 9470
 Web: WWW.CSSLANDSURVEYS.COM



Client
Powertique Ltd

Project
The Royal Hotel - Bray

Drawing title
SECTIONS

Date
09/09/2025

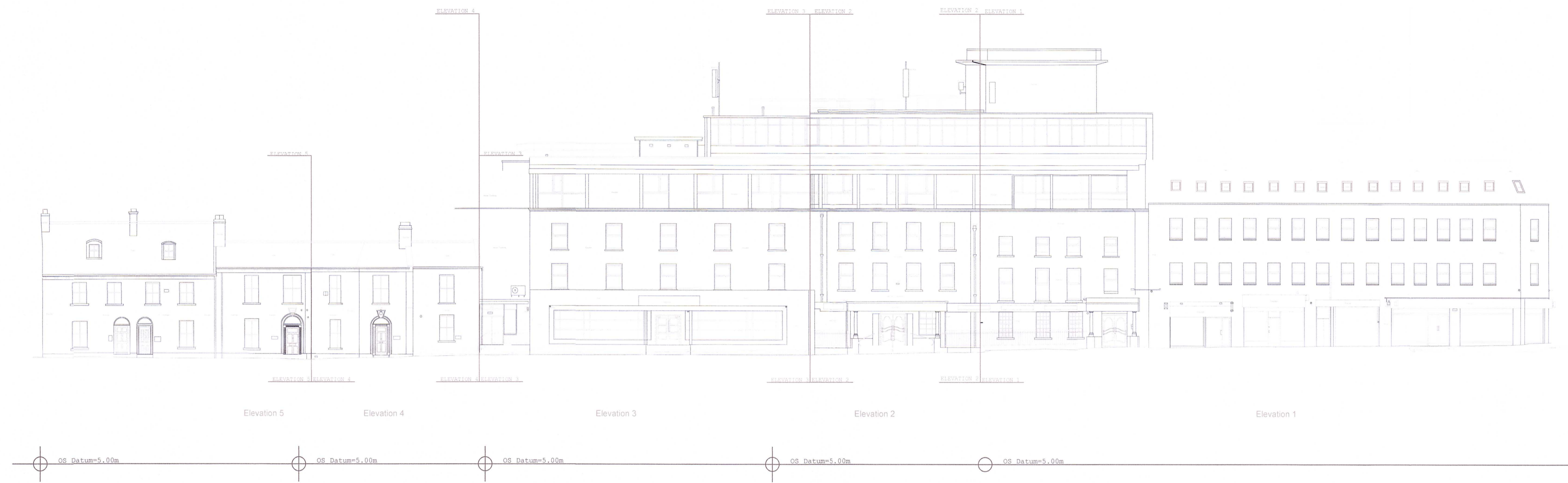
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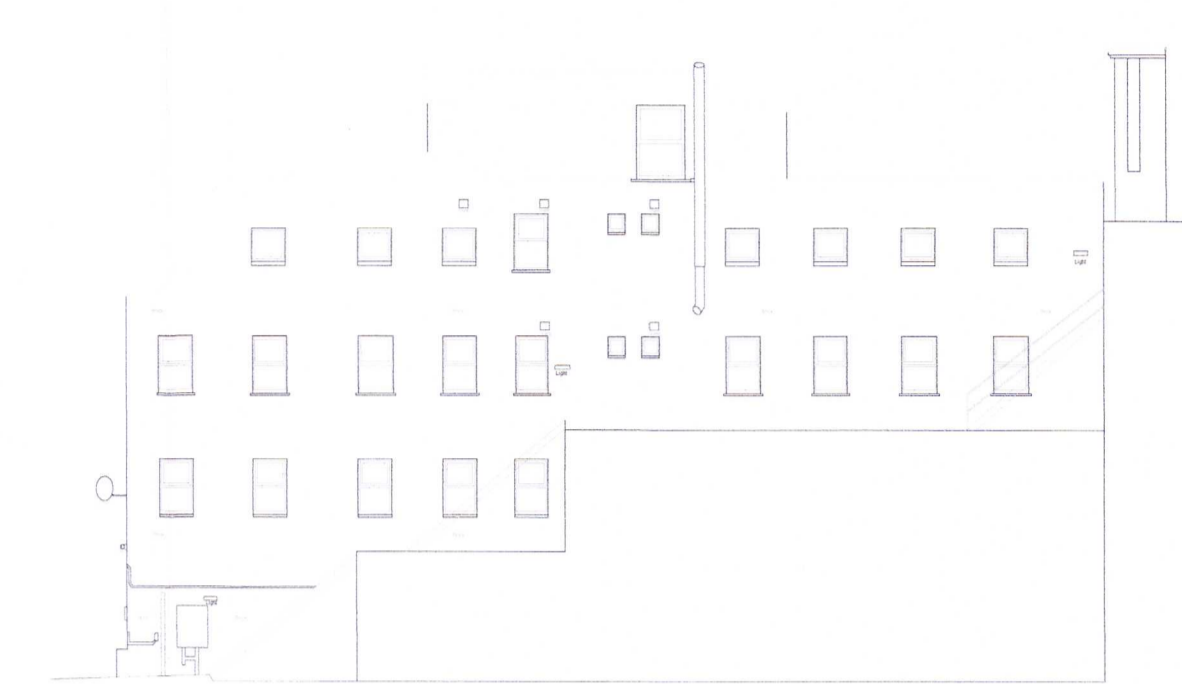
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CSS LAND SURVEYS LTD 31 Derry haw Road, Tynan, Armagh County Armagh BT60 4SS.			Tel: +44 (0) 28 3756 8049 Fax: +44 (0) 28 3754 9470 Web: WWW.CSSLANDSURVEYS.COM		
Client					
Powertique Ltd					
Project					
The Royal Hotel - Bray					
Drawing title					
Front Elevation					
Date					
09/09/2025					
Scale					
1:200 on A1					
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Drawing number					
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Elevation 14



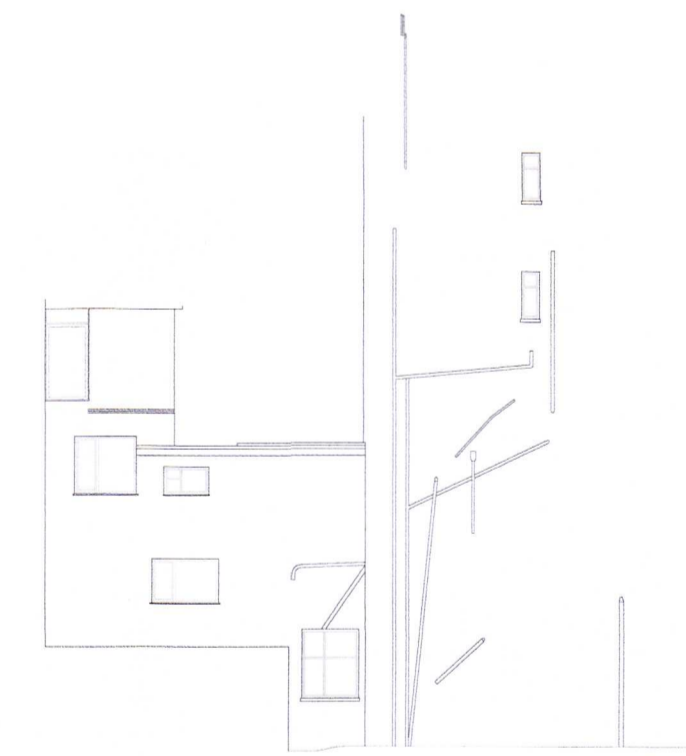
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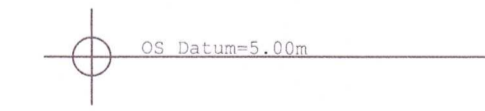
Elevation 16



Elevation 17



Elevation 18



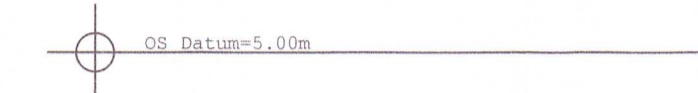
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Drawn	Checked	Approved			
CSS LAND SURVEYS LTD 31 Derry Raw Road, Tynan, Armagh County Armagh BT60 4SS.			Tel: +44 (0) 28 3756 8049 Fax: +44 (0) 28 3754 9470 Web: WWW.CSSLANDSURVEYS.COM		
Client					
Powertique Ltd					
Project					
The Royal Hotel - Bray					
Drawing title					
ELEVATIONS					
					Date
					09/09/2025
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Client no.					
Drawing number		9974_009		Rev	
Horizontal Datum:		Vertical Datum:			
ITM		OSBM			



Elevation 1



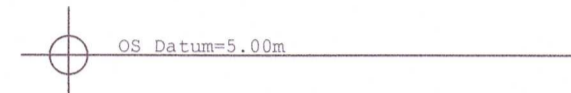
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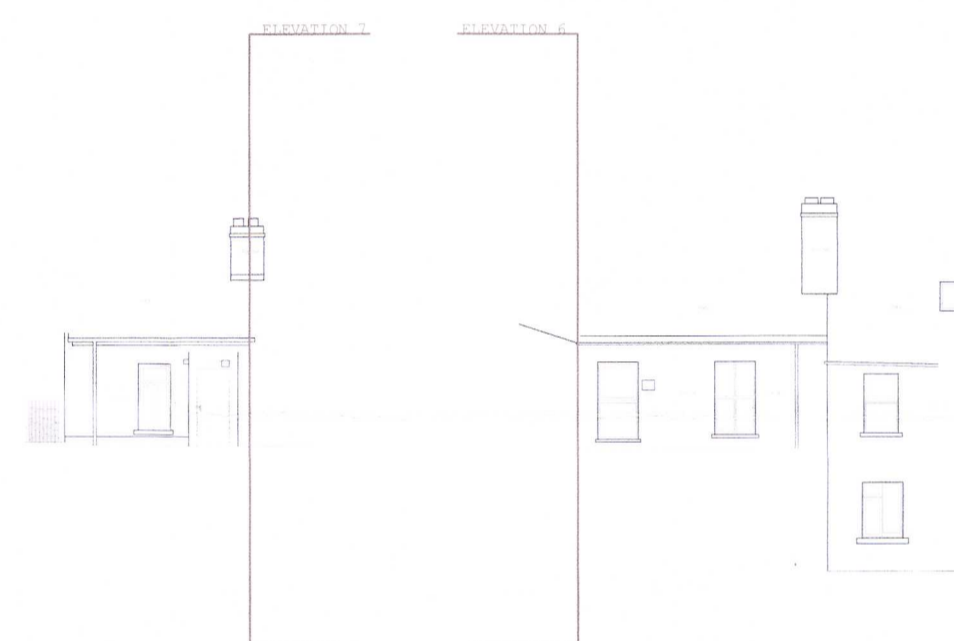
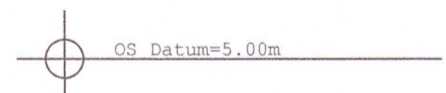
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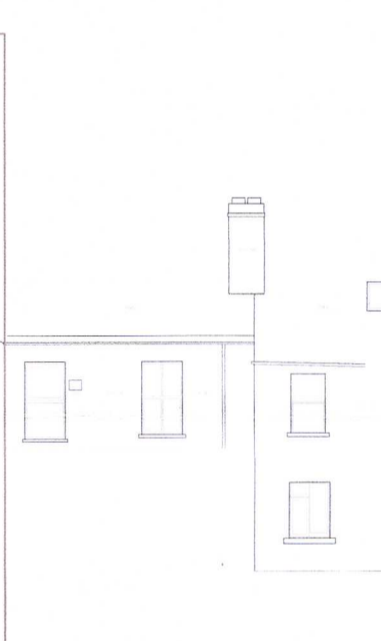
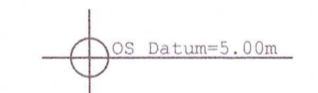
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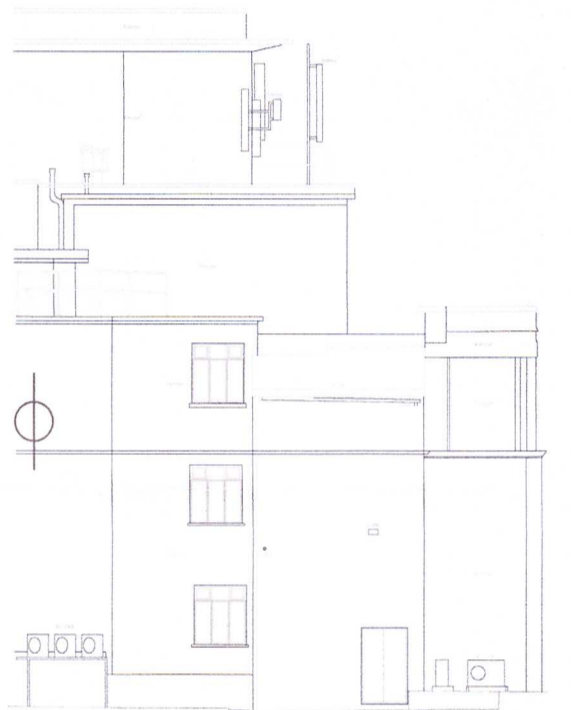
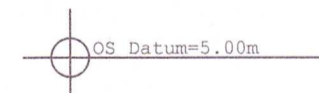
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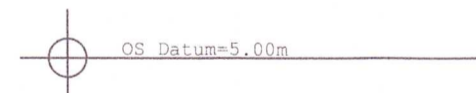
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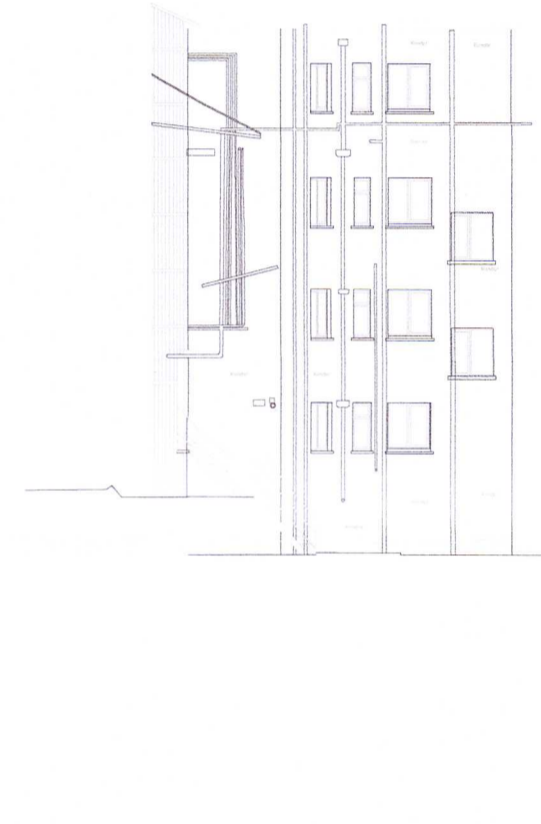
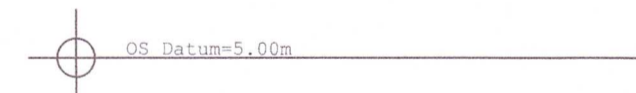
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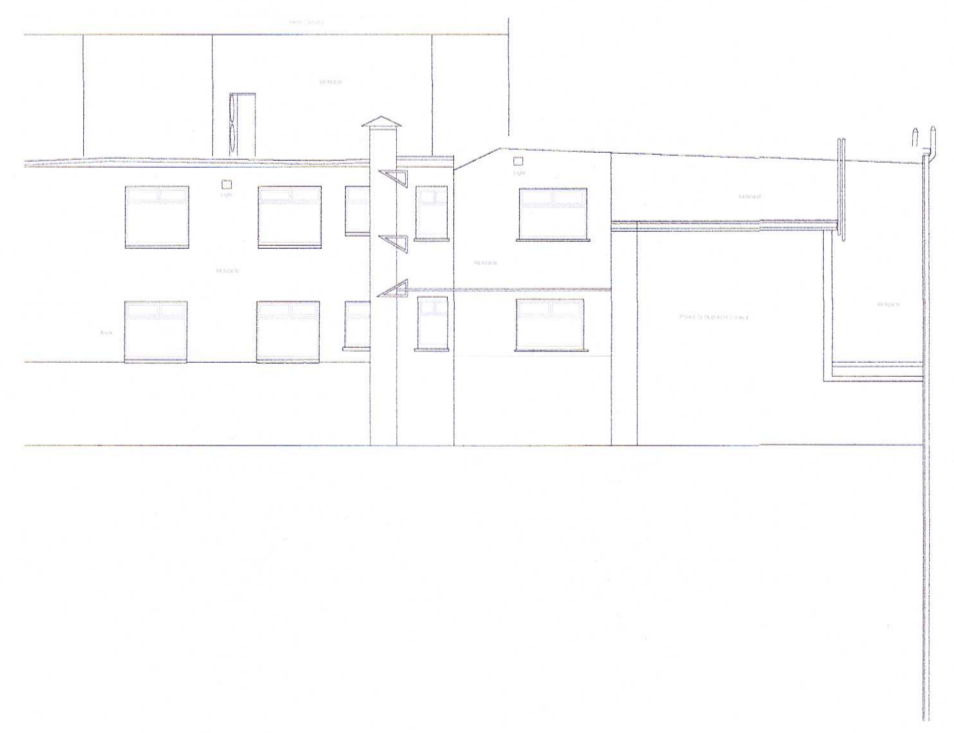
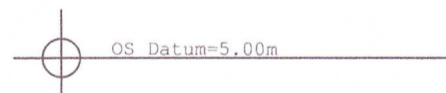
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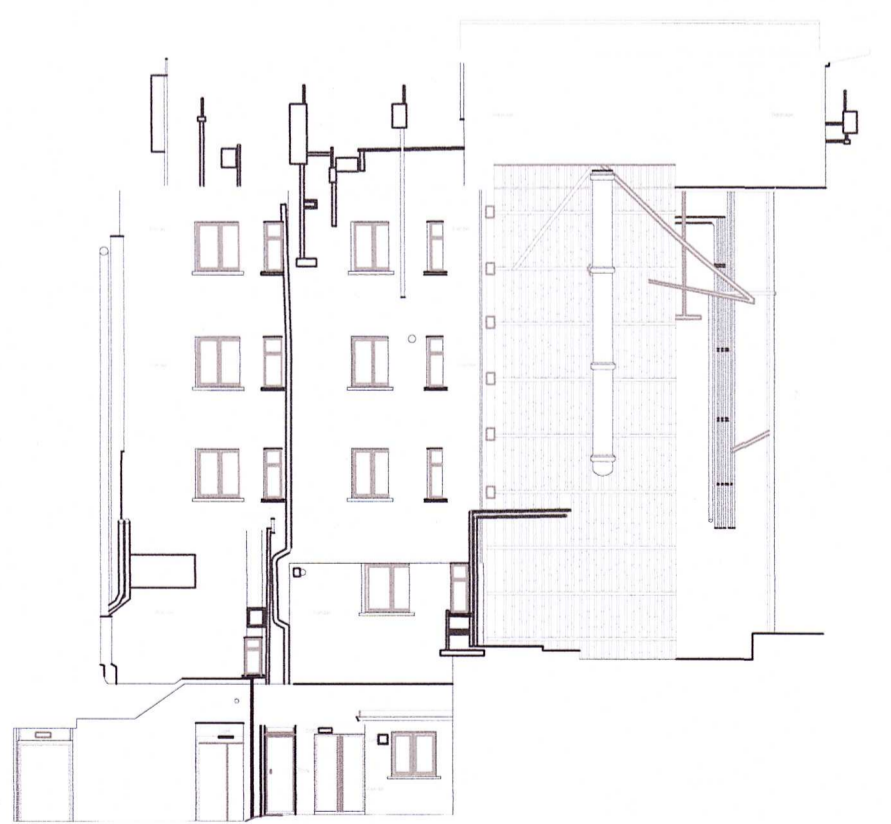
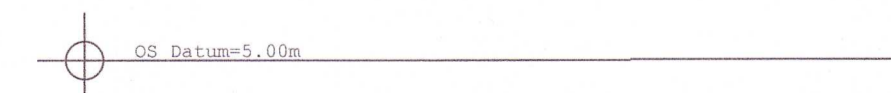
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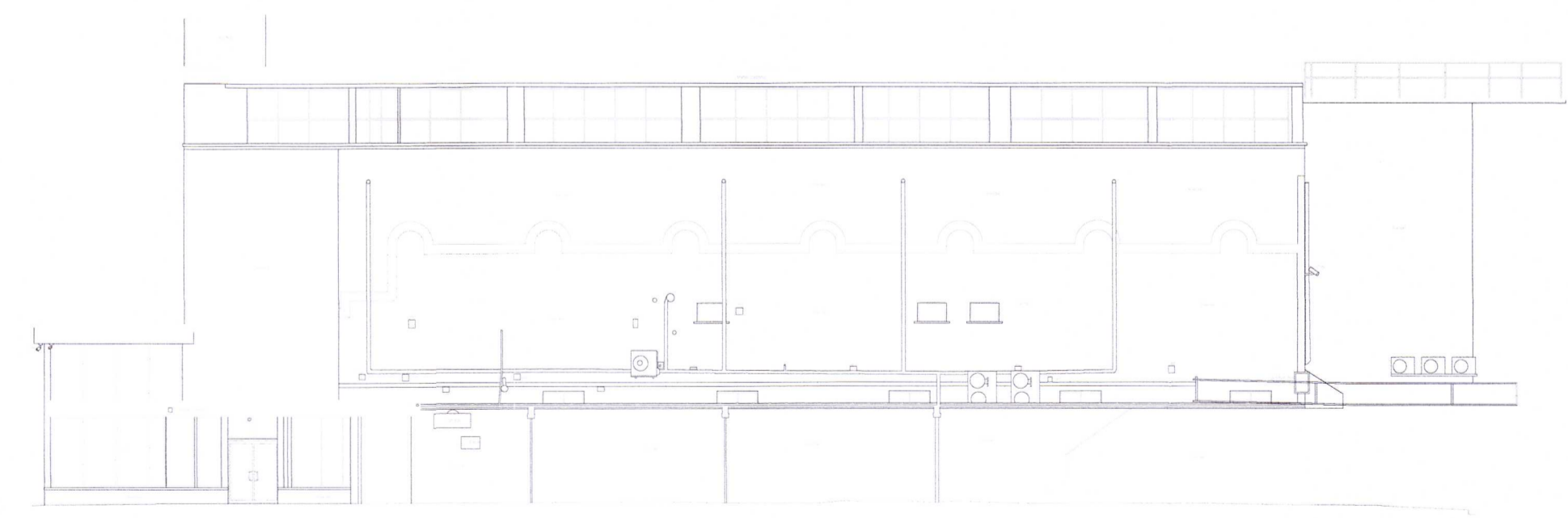
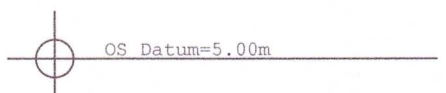
Elevation 10



Elevation 11



Elevation 12



Elevation 13



Rev	Rev. Date	Purpose of revision	CC	CC	CC
	09/09/25				

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 31 Derry
 Haw Road, Tynan, Armagh
 County Armagh BT60 4SS.

Tel: +44 (0) 28 3756 8049
 Fax: +44 (0) 28 3754 9470
 Web: WWW.CSSLANDSURVEYS.COM



Client
Powertique Ltd

Project
The Royal Hotel - Bray

Drawing title
ELEVATIONS

Date
09/09/2025

Scale
1:200 on A1

CSS No.
9974

Client no.
9974_008

Horizontal Datum:
ITM

Vertical Datum:
OSBM



Rev	Rev. Date	Purpose of revision	Drawn	Checked	Approved
	09/09/25		CC	CC	CC

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 haw Road, Tynan, Armagh
 County Armagh BT60 4SS.

Tel: +44 (0) 28 3756 8049
 Fax: +44 (0) 28 3754 9470
 Web: WWW.CSSLANDSURVEYS.COM

Client
 Powertique Ltd

Project
 The Royal Hotel - Bray

Drawing title
 Fourth Floor

Date **09/09/2025**

Scale **1:200 on A1**
 CSS No. **9974**

Client no. **9974**

Drawing number **9974_007**

Horizontal Datum: **ITM** Vertical Datum: **OSBM**



Rev	Rev. Date	Purpose of revision	Drawn	Checked	Approved

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 31 Derry
 Hawe Road, Tynan, Armagh
 County Armagh BT66 4SS.

Tel: +44 (0) 28 3756 8049
 Fax: +44 (0) 28 3754 9470
 Web: WWW.CSSLANDSURVEYS.COM

Client
Powertique Ltd

Project
The Royal Hotel - Bray

Drawing title
Third Floor

Date
09/09/2025

Scale
 1:200 on A1

CSS No.
 9974

Client no.
 9974

Drawing number
9974_006

Horizontal Datum:
 ITM

Vertical Datum:
 OSBM



Rev	Rev. Date	Purpose of revision	CC	CC	CC

CSS LAND SURVEYS LTD
 31 Derry
 New Road, Tynan, Armagh
 County Armagh BT60 4SS.

Tel: +44 (0) 28 3756 8049
 Fax: +44 (0) 28 3754 9470
 Web: WWW.CSSLANDSURVEYS.COM

Client
 Powertique Ltd

Project
 The Royal Hotel - Bray

Drawing title
 First Floor

Date: 09/09/2025

Scale: 1:200 on A1
 CSS No. 9974
 Client no.

Drawing number: 9974_004

Horizontal Datum: ITM
 Vertical Datum: OSBM



Rev	Rev. Date	Purpose of revision	Drawn	Checked	Approved
	09/09/25				

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 County Armagh BT60 4SS.

Tel: +44 (0) 28 3756 8049
 Fax: +44 (0) 28 3754 9470
 Web: WWW.CSSLANDSURVEYS.COM

Client
 Powertique Ltd

Project
 The Royal Hotel - Bray

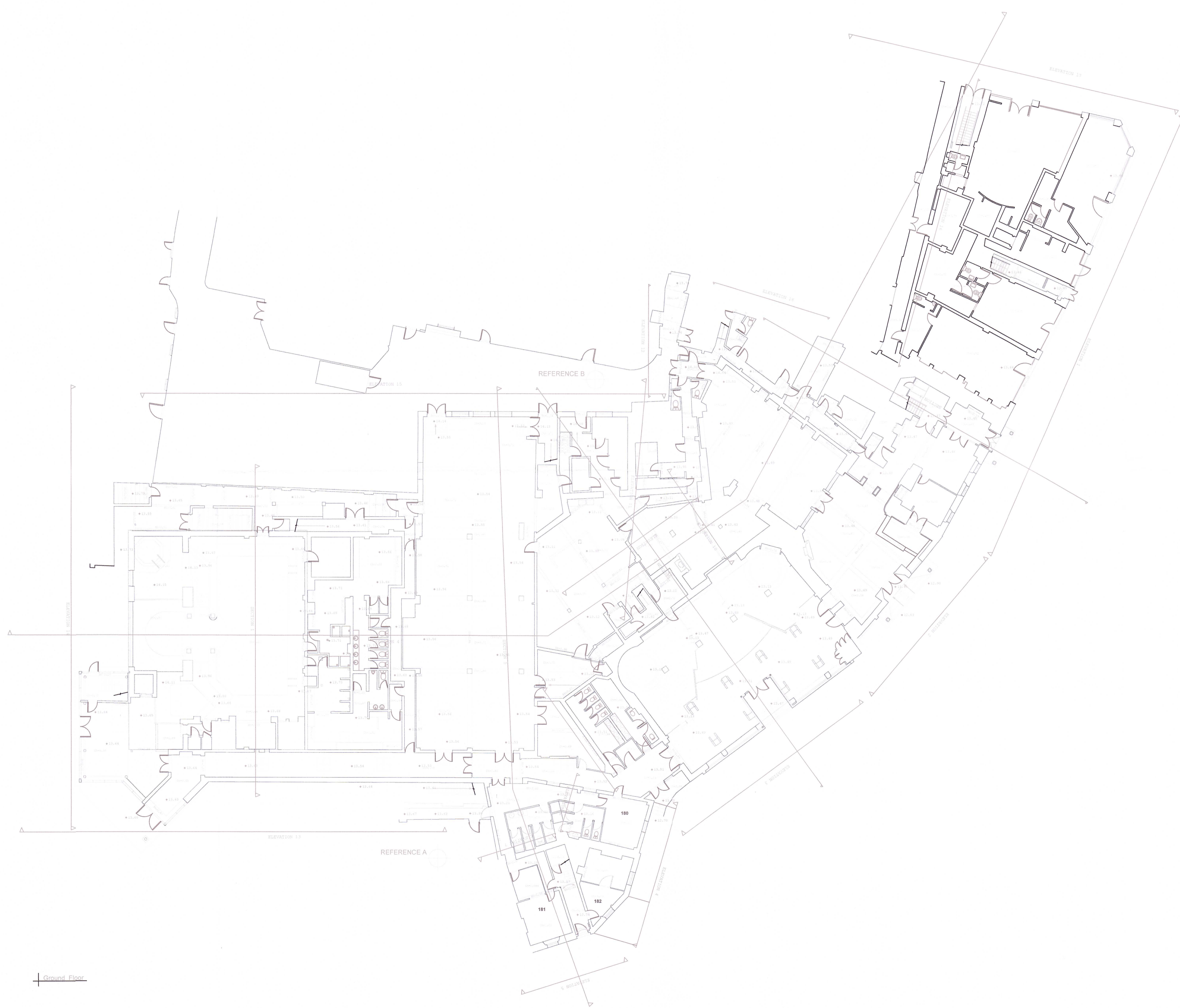
Drawing title
 Second Floor

Date **09/09/2025**

Scale 1:200 on A1
 CSS No. 9974

Drawing number **9974_005**

Horizontal Datum: I TM Vertical Datum: O SBM



Ground Floor

Rev	Rev. Date	Purpose of revision	Drawn	Checked	Approved
	09/09/25			CC	CC

CSS LAND SURVEYS LTD
 33 Derry,
 Haw Road, Tynan, Armagh
 County Armagh BT60 4SS.

Tel: +44 (0) 28 3756 8049
 Fax: +44 (0) 28 3754 9470
 Web: WWW.CSSLANDSURVEYS.COM



Client
Powertique Ltd

Project
The Royal Hotel - Bray

Drawing title
Ground Floor

Date
09/09/2025

Scale
 1:200 on A1

CSS No.
 9974

Client no.
 Drawing number
9974_003

Horizontal Datum:
 ITM


Vertical Datum:
 OSBM



Rev	Rev. Date	Purpose of revision	CC	CC	CC
			Drawn	Checked	Approved

CSS LAND SURVEYS LTD
 31 Derry
 haw Road, Tynan, Armagh
 County Armagh BT60 4SS.

☎Tel: +44 (0) 28 3756 8049
 ☎Fac: +44 (0) 28 3754 9470
 Web: WWW.CSSLANDSURVEYS.COM



Client
 Powertique Ltd

Project
 The Royal Hotel - Bray

Drawing title
 Basement Plan

Date
 09/09/2025

Scale
 1:250 on A1

CSS No.
 9974

Client no.
 Drawing number 9974 **002** Rev

Horizontal Datum:
 ITM

Vertical Datum:
 OSBM