



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

Aoife Nic Shamhráin
On behalf of Rose Clinic Bray
2 Eglington Road
Bray
Co. Wicklow

27th Of November 2025

RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended)- EX 131/2025

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.





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

Applicant: Aoife Nic Shamhráin on behalf of Rose Clinic Bray

Location: 2 Eglinton Road, Bray, Co. Wicklow

Reference Number: EX 131/2025

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/1298

A question has arisen as to whether “*change of use from an office to medical centre and the erection of a 0.34sqm free-standing identification sign within the property's boundary at the front gate of the premises*” at 2 Eglinton Road, Bray, Co. Wicklow is or is not exempted development.

Having regard to:

- The details received with this Section 5 request on the 11th November 2025.
- 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
- Classes 3 and 8 of Part 4 of Schedule 2 of the Planning and Development Regulations 2001, as amended
- Class 5 of Part 2 of Schedule 2 of the Planning and Development Regulations 2001, as amended

Main Reasons with respect to Section 5 Declaration:

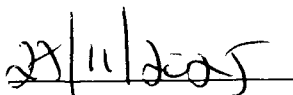
- The change of use from an office to a medical centre would come within the definition of “development” as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
- The use class will be changing from a Class 3 to a Class 8, as per Schedule 2 Part 4 of the Planning and development Regulations 2001 (as amended) and it is therefore not exempted development
- The proposed sign does not accord with the requirements of Class 5, Schedule 2 Part 2 of the Planning and development Regulations 2001 (as amended) and it is therefore not exempted development

The Planning Authority considers that “change of use from an office to medical centre and the erection of a 0.34sqm free-standing identification sign within the property's boundary at the front gate of the premises” at 2 Eglinton Road, Bray, Co. Wicklow is development and is NOT exempted development.

Signed:


ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Dated:





WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/1298

Reference Number: EX 131/2025

Name of Applicant: Aoife Nic Shamhráin on behalf of Rose Clinic Bray

Nature of Application: Section 5 Referral as to whether *"change of use from an office to medical centre and the erection of a 0.34sqm free-standing identification sign within the property's boundary at the front gate of the premises"* is or is not development and is or is not exempted development.

Location of Subject Site: 2 Eglinton Road, 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 *"change of use from an office to medical centre and the erection of a 0.34sqm free-standing identification sign within the property's boundary at the front gate of the premises"* at 2 Eglinton Road, Bray, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

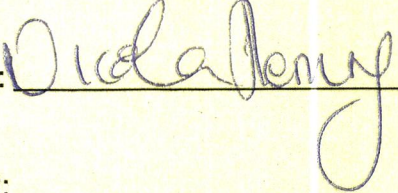
- a) The details received with this Section 5 request on the 11th November 2025.
- b) Section 2(1) of the Planning and Development Act 2000, as amended.
- c) Section 3 of the Planning and Development Act 2000, as amended.
- d) Section 4 (1) of the Planning and Development Act 2000, as amended.
- e) Classes 3 and 8 of Part 4 of Schedule 2 of the Planning and Development Regulations 2001, as amended.
- f) Class 5 of Part 2 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

Main Reasons with respect to Section 5 Declaration:

- 1) The change of use from an office to a medical centre would come within the definition of "development" as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
- 2) The use class will be changing from a Class 3 to a Class 8, as per Schedule 2 Part 4 of the Planning and development Regulations 2001 (as amended) and it is therefore not exempted development.
- 3) The proposed sign does not accord with the requirements of Class 5, Schedule 2 Part 2 of the Planning and development Regulations 2001 (as amended) and it is therefore not exempted development.

Recommendation

The Planning Authority considers that "change of use from an office to medical centre and the erection of a 0.34sqm free-standing identification sign within the property's boundary at the front gate of the premises" at 2 Eglinton Road, Bray, Co. Wicklow is development and is NOT exempted development as recommended in the planning reports.

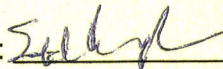
Signed: 

Dated: 20/11/2025

ORDER:

I HEREBY DECLARE:

That "change of use from an office to medical centre and the erection of a 0.34sqm free-standing identification sign within the property's boundary at the front gate of the premises" at 2 Eglinton Road, Bray, Co. Wicklow is development and is NOT exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: 

Dated: 17/11/2025

T/Senior Planner

Planning, Economic & Rural Development

Section 5 Application: EX 131/2025

Date: 24th November 2025

Applicant: **Aoife Nic Shamhrain on behalf of Rose Clinic Bray**

Address: 2 Eglinton Road, Bray, Co. Wicklow.

Whether or not the following is or is not development and/or exempted development:

- The reinstatement of the premises to medical use (class 9), on the basis that the property previously operated as a doctor's surgery, prior to its change of use to office in 2006.
- No increase in floor area or alterations to the building are proposed.
- The erection of a small free-standing identification sign within the property's boundary at the front gate of the premises, the same in size and scale as the existing solicitors sign at No. 1 Eglinton Road.

Planning History:

05/630295: Permission granted for change of use from Doctor Surgery to office to the hall floor level and from domestic to office to the upper floors along with the essential repairs including rewiring, heating and plumbing

Bray Town Plan 2018-2024

Zoning Objective: TC: Town Centre

To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation.

The structure is protected – Ref B11 (1 - 11 Eglinton Road (including No. 1-5 Longford Tce.))

Relevant Legislation:

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)

Part 4, Schedule 2 of the Planning and Development Regulations 2001 lists the classes of use that are considered to be exempted development, subject to conditions and limitations, and the 'Restrictions on Exemptions' set out in Article 6.

Planning and Development Regulations 2001(as amended)

Schedule 2: Part 2

Schedule 2: Part 4:

CLASS 3

Use as an office, other than a use to which class 2 of this Part of this Schedule applies

CLASS 8

Use—

(a) as a health centre or clinic or for the provision of any medical or health services (but not the use of the house of a consultant or practitioner, or any building attached to the house or within the curtilage thereof, for that purpose),

(b) as a crèche,

(c) as a day nursery,

(d) as a day centre.

CLASS 9

Use—

(a) for the provision of residential accommodation and care to people in need of care (but not the use of a house for that purpose),

(b) as a hospital or nursing home,

(c) as a residential school, residential college or residential training centre.

Assessment:

Use as Medical Centre

Schedule 2 Part 4 of the Planning and development Regulations 2001 (as amended) lists the change of use classifications which can be considered as exempted development. The applicant has listed Class 9, however the existing or proposed use is not considered to fall under the definition of Class 9. The building is permitted as and currently used as an office, which is Class 3. Class 8 is for use as a health centre or clinic or for the provision of any medical or health services (but not the use of the house of a consultant or practitioner, or any building attached to the house or within the curtilage thereof, for that purpose).

The Rose Clinic are proposing to occupy the building, which is a medical practice and therefore falls under Class 8. Therefore the use class will be changing from a Class 3 (office) to a Class 8 (medical centre).

The change of use of a structure constitutes development under Section 3(1) of the Planning & Development Act. The definition of development is defined as:

*(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).

(Bold and underlined) for emphasis)

Therefore, the change of use from Class 3 i.e. office to Class 8 i.e. medical centre is constituted as Development.

Erection of advertising sign 0.585 x 0.585mm at the front gate of the premises

Schedule 2 Part 2 of the Planning and development Regulations 2001 (as amended) outlines the advertising signs which can be considered as exempted development

Class 5 Advertisements, exhibited at the entrance to any premises, relating to any person, partnership or company carrying on a public service or a profession, business or trade at the premises.	1. No such advertisement shall exceed 0.3 square metres in area.	Does not comply – sign is 0.34sq.m in area
	2. Not more than one such advertisement, or, in the case of premises with entrances on different road frontages, one such advertisement for each such frontage, shall be exhibited in respect of each such person, partnership or company on the premises.	Complies - one sign proposed

As the sign comes under Class 5 in the Planning Regulations, i.e. Advertisements, exhibited at the entrance to any premises, relating to any person, partnership or company carrying on a public service or a profession, business or trade at the premises and the sign exceeds the maximum permitted area of 0.3sq.m, it is not exempt from requiring

permission. It is also considered premature to erect a sign at the site, having regard to the fact that permission is required for the change of use from an office to a medical centre.

Recommendation:

With respect to the query under Section 5 of the Planning and Development Act 2000(as amended), as to whether the following constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended):

- The change of use from an office to a medical centre
- The erection of a 0.34sq.m free-standing identification sign within the property's boundary at the front gate of the premises

Having regard to:

- The details received with this Section 5 request on the 11th November 2025.
- 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
- Classes 3 and 8 of Part 4 of Schedule 2 of the Planning and Development Regulations 2001, as amended
- Class 5 of Part 2 of Schedule 2 of the Planning and Development Regulations 2001, as amended

The Planning Authority considers that:

- (1) The change of use from an office to a medical centre
- (2) The erection of a 0.34sq.m free-standing identification sign within the property's boundary at the front gate of the premises

is development, and is not exempted development.

Main Reasons with respect to Section 5 Declaration:

- 1) The change of use from an office to a medical centre would come within the definition of "development" as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
- 2) The use class will be changing from a Class 3 to a Class 8, as per Schedule 2 Part 4 of the Planning and development Regulations 2001 (as amended) and it is therefore not exempted development
- 3) The proposed sign does not accord with the requirements of Class 5, Schedule 2 Part 2 of the Planning and development Regulations 2001 (as amended) and it is therefore not exempted development

Keara Kennedy

Keara Kennedy
Executive Planner
24/11/2025

Agreed Policy Review SEP.
24/11/2025.



Comhairle Contae Chill Mhantáin
Wicklow County Council

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Suíomh / Website www.wicklow.ie

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Lyndsey Blackmore **FROM: Nicola Fleming**
Executive Planner **Staff Officer**

**RE:- EX131/2025 - 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 011/11/2025.

The due date on this declaration is the 08/12/2025.

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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**Aoife Nic Shamhráin
On behalf of Rose Clinic Bray
2 Eglington Road
Bray
Co. Wicklow**

14th November 2025

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX131/2025 for 2 Eglington Road, Bray, Co. Wicklow

A Chara

I wish to acknowledge receipt on 11/11/2025 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 08/12/2025.

Mise, le meas



**Nicola Fleming
Staff Officer
Planning, Economic & Rural Development**





Rose Clinic Bray

Message

Joanne Byrne <JoByrne@wicklowcoco.ie>

Mon, Nov 10, 2025 at 8:23 AM

To: Aoife and Ciara Rose Clinic Bray <roseclinicbray@gmail.com>

Hi Aoife

Section 5 Exemptions and Section 254 applications can't be submitted on the online portal, you can post or email these applications.

The form you attached to your previous email is the form used for standard planning applications. I attach for your convenience a Section 5 Exemption form, the fee is €80, you can phone 0404-20100 and pay this via our cash desk.

A section 254 licence application is for signage on a public road and is for a specified period of time (not permanent) you state in your email below that the signage would be within the properties boundary so I would suggest that you include the erection of the sign in your Section 5 exemption application as it may be exempt.

Hope this helps.

Kind Regards,

Joanne Byrne

Assistant Staff Officer|Planning, Development & Environment

Wicklow County Council, County Buildings, Wicklow Town, A67 FW96

TEL: +353 (0) 404 20148 EXT: 2176

www.wicklow.ie



Comhairle Contae Chill Mhantáin
Wicklow County Council

From: Aoife and Ciara Rose Clinic Bray <roseclinicbray@gmail.com>

Sent: Monday 10 November 2025 07:24

To: Joanne Byrne <JoByrne@wicklowcoco.ie>

Cc: Leah Newsome <LNewsome@wicklowcoco.ie>; Danielle Gannon <DGannon@wicklowcoco.ie>

Subject: Re: Rose Clinic Bray

Wicklow County Council
County Buildings
Wicklow
0404-20100

11/11/2025 09 03 53

Receipt No L1/0/354504
***** REPRINT *****

AOIFE NIC SHAMHRAIN/o ROSE CLINIC

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

Total	80 00 EUR
-------	-----------

Tendered	
Credit Card	80 00
2 EGLINGTON ROAD	

Change	0 00
--------	------

Issued By Ruth Graham
From Customer Service Hub
Vat reg No 0015233H



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

Office Use Only

Date Received _____

Fee Received _____

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

1. Applicant Details

(a) Name of applicant: **Aoife Nic Shamhráin on behalf of Rose Clinic Bray**

Address of applicant: **2 Eglington Road, Bray, Co. Wicklow**

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

2. Agents Details (Where Applicable)

N/A

(b) Name of Agent (where applicable) _____

Address of Agent : _____

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

WICKLOW COUNTY COUNCIL

11 NOV 2025

PLANNING DEPT.

3. Declaration Details

- i. Location of Development subject of Declaration.

2 Eglington Road, Bray, Co. Wicklow

- ii. Are you the owner and/or occupier of these lands at the location under i above ?

No

- iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier:

***Patrick Jones
Principal Solicitor
Jones Magee Solicitors
1 Eglington Road
Bray
Co. Wicklow.***

- 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
Additional details may be submitted by way of separate submission.

Query for which the Section 5 Declaration is sought

This request seeks a formal declaration under Section 5 of the Planning and Development Act 2000 (as amended) to determine whether the following is development and/or exempted development:

- **The proposed reinstatement of the premises to medical use (Class 9), on the basis that the property previously operated as a doctor's surgery prior to its change of use to office use in 2006.**
- **The proposed use represents a return to the building's original, approved medical function.**

- **No increase in floor area and no structural or external alterations are proposed to the existing building.**
- **The application also seeks confirmation that the erection of a small free-standing identification sign within the property's boundary, at the front gate of the premises — the same in size (58.5 cm × 58.5 cm) and style as the existing solicitor's sign at No. 1 Eglinton Road — is exempted development.**

The applicant therefore seeks confirmation from Wicklow County Council that:

- 1. The proposed change of use back to medical practice, and**
- 2. The erection of the identification sign within the property's boundary,**

are both exempt from the requirement for planning permission under the Planning and Development Regulations.

For context, The Rose Clinic Bray is an established medical practice (operating for over 15 years at Brí Chualann Court, formerly *Bray Women's Health*), located approximately 300 metres from the subject premises.

v _____ Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration _____
Additional details may be submitted by way of separate submission.

The applicant considers the following provisions of the Planning and Development legislation to be relevant to this request for a Section 5 Declaration:

Planning and Development Act 2000 (as amended):

- **Section 3 – Definition of “development.”**
- **Section 4(1)(h) – Works that affect only the interior of a structure or do not materially affect the external appearance are not development.**
- **Section 4(2) – Provides that certain changes of use may be declared exempted development under the Planning Regulations.**

Planning and Development Regulations 2001 (as amended):

- **Article 6(1) – Development specified in the Regulations is exempted development, subject to conditions and limitations.**
- **Article 10(1) – A change of use within a class of use is not development where it does not materially affect the external appearance or involve works.**
- **Article 10(2)(b)(i) – A change of use from one use within Class 9 (medical/health centre/doctor's surgery) to another use within Class 9 is exempted development.**
- **Schedule 2, Part 2, Class 14 – Provides for the erection of signage or nameplates relating to the use of a structure or business, within the site boundary, subject to specified conditions and limitations.**

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ?__

Yes.

The subject building is a Protected Structure (built circa 1865). However, this Section 5 request relates solely to a change of use back to its former medical function.

No physical works, alterations, or interventions to the structure—internally or externally—are proposed. Therefore, the fabric, character, and setting of the Protected Structure will remain unaffected.

vii. List of Plans, Drawings submitted with this Declaration Application_____

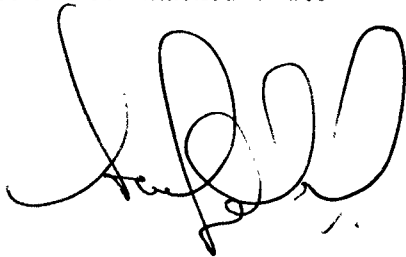
- ***Location Map*** – Site outlined in red and labelled “No. 2”. Location of proposed site noticed labelled “Site Notice”
- ***Letter of Consent / Permission from Property Owner (Landlord).***
- ***Floor Plan (Existing Use)*** – Simplified plan of the internal layout, annotated to show current room functions (office rooms, reception, WC, etc.).
- ***Floor Plan (Proposed Use – Medical Use)*** – Same plan, annotated to show intended use of each room for medical practice (consultation room, waiting area,

administration, etc.). No physical works or alterations are proposed.

- ***Photograph of Existing Sign at No. 1 Eglinton Road – Reference sign (58.5 cm × 58.5 cm).***
- ***Photograph of Proposed Sign for No. 2 Eglinton Road – Proposed identification sign (58.5 cm × 58.5 cm) to be positioned within the property's boundary.***

viii. Fee of € 80 Attached ? **Yes**

Signed :

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the bottom.

Dated : 8/11/25

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 -

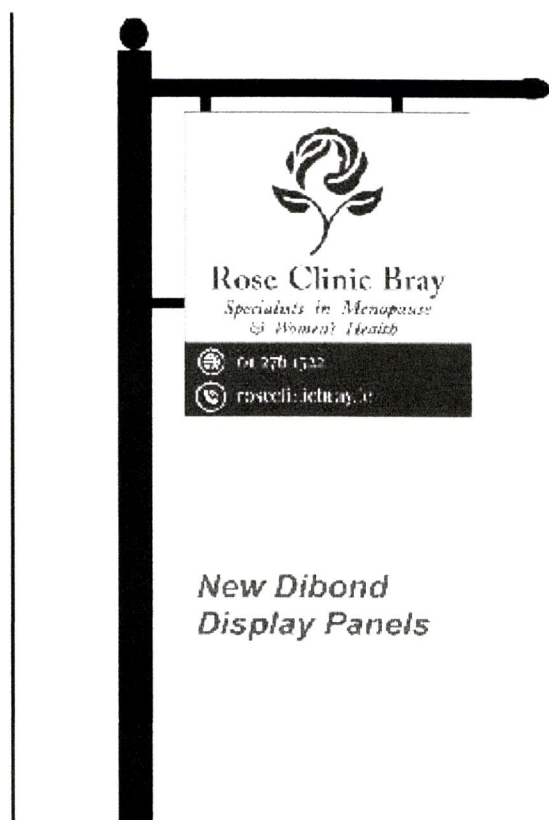
The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 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.

***Photograph of Proposed Sign for No. 2 Eglinton Road – Proposed identification sign (58.5 cm × 58.5 cm)
to be positioned within the property's boundary.***



Photograph of Existing Sign at No. 1 Eglinton Road – Reference sign (58.5 cm × 58.5 cm).



JONES MAGEE SOLICITORS

V.A.T No: IE 5204068P
DX No: 16001 BRAY

1 EGLINTON ROAD
BRAY, CO. WICKLOW
IRELAND
A98 A0W9

TEL: + 353 (1) 2862933
FAX: + 353 (1) 2866593
Email: info@jonesmagee.com

Planning Department
Wicklow County Council

Our Ref JOP001/0004/PJ/AI
Your Ref 29 October 2025

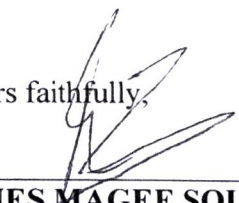
Re: Our Clients: Norma Jones and Patrick Jones
Property: 2 Eglinton Road, Bray, County Wicklow

Dear Sirs

We confirm that our above-named clients are the owner of the above-mentioned property.

We hereby consent on our clients' behalf to an application being made by or on behalf of Dr Aoife Nic Shamhráin and Dr Ciara McKenna and Rose Clinic Bray Limited for the change of use of the above-mentioned premises to a Doctors Surgery and for the erection of signage to the front of the property.

Yours faithfully,



JONES MAGEE SOLICITORS

PATRICK JONES

B.A., LL.B., Dip. Prop. Tax, Dip. Comm. Conv, Dip. Trust and Est. Plan,
Solicitor, Commissioner for Oaths & Notary Public

ELIZABETH JONES

B. Corp, Diploma Legal Irish, Solicitor.

Urban PLACE Map



DESCRIPTION

MAP SHEETS

1:1000

3568-09 3568-14

OF DNANCE
SURVEY
IRELAND

© 2005

City Town Council
PLANNING



Produced by National Map Centre,
34 Angler Street, Dublin 2
On behalf of Ordnance Survey Ireland,
Phoenix Park, Dublin 8.

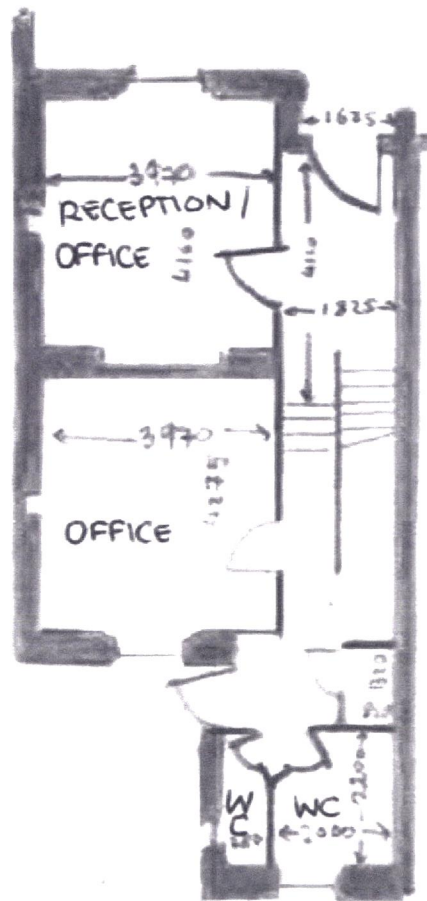
Sártaí níl aige ach i n-ambúlaí na hÉireann.
 Shuíbhreacht Odrána Éireann agus
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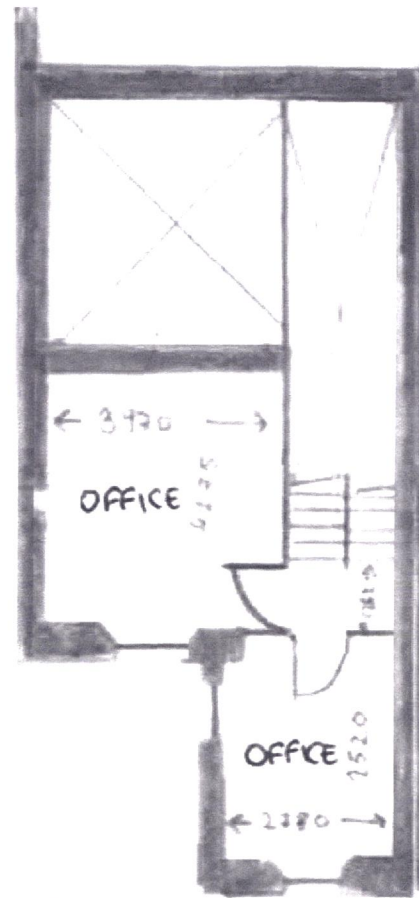
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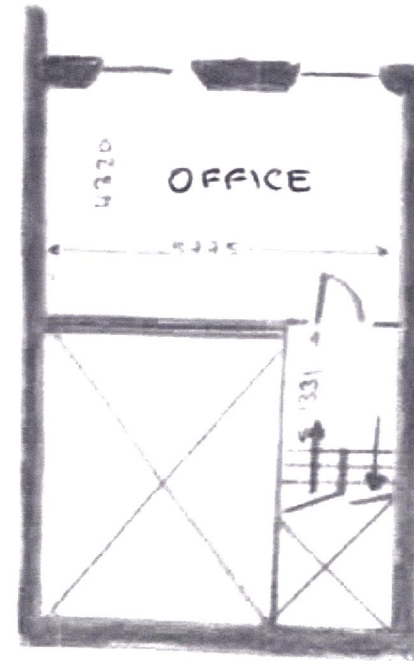
FRONT OF PROPERTY



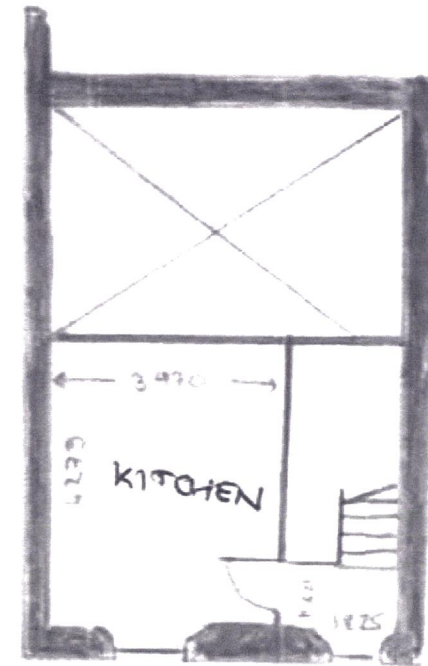
GROUND FLOOR



FIRST FLOOR REAR



FIRST FLOOR FRONT



SECOND FLOOR REAR



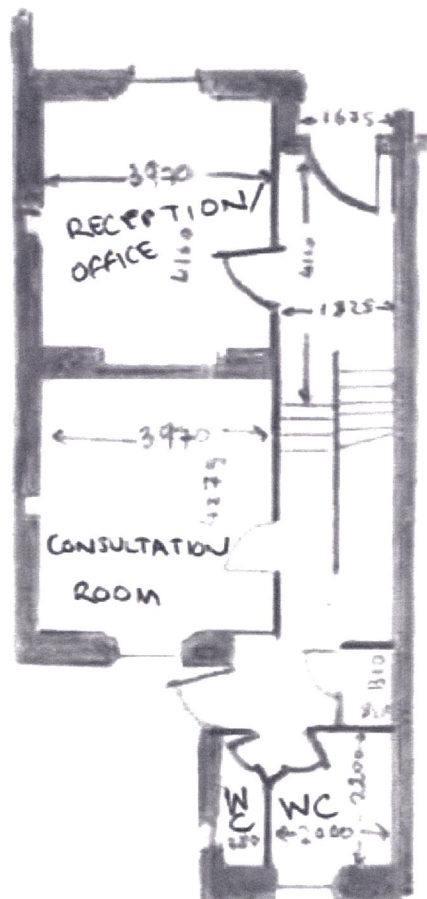
APPLICANT: AOIFE NIC SHAMHR

PREPARED 10/11/25

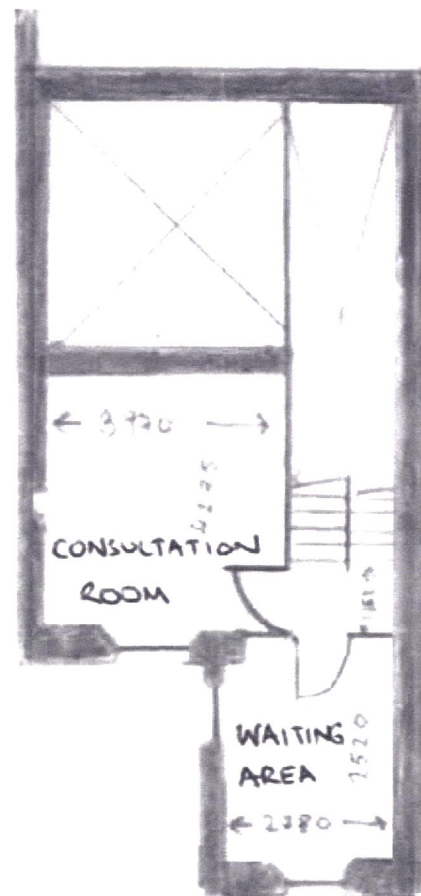
BY *[Signature]*
CIARA MCENN

EXISTING PLANS : 2 EGLINTON ROAD, BRAY, CO. WICK.

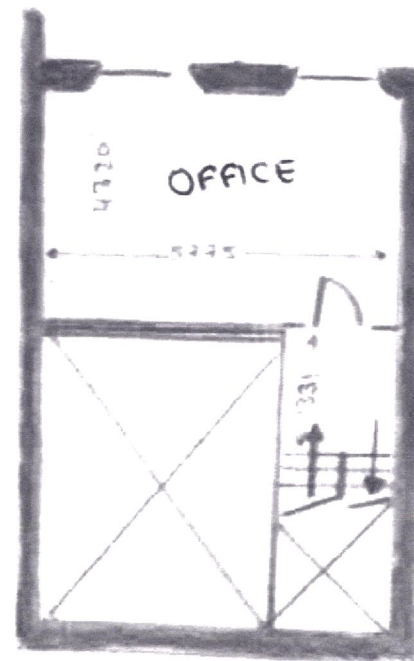
FRONT OF PROPERTY



GROUND FLOOR



FIRST FLOOR REAR



FIRST FLOOR FRONT



SECOND FLOOR REAR

NO PHYSICAL WORKS OR ALTERATIONS
ARE PROPOSED

APPLICANT: AUIFE NIC SHAMHRAIN

PREPARED 10/11/25

BY

Ciara McKenna

CIARA MCKENNA



Proposed Change of Use Plans : 2 Eglington Road, Bray, Co. Wicklow
Proposed Change of Use Plans : 2 Eglington Road, Bray, Co. Wicklow