



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
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Suíomh / Website www.wicklow.ie

Nexgen Estates Limited
28 The Bracken
Marina Village
Greystones
Co. Wicklow
A63 C891

15th July 2024

RE: Declaration in accordance with Section 5 of the Planning & Development Act 2000 (As Amended) – EX58/2024 – Charlesland Golf Club, Greystones, 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 Bord Pleanála of such fee as may be prescribed, refer a declaration for review by the Board within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,

**ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.**





COMHAIRLE CONTAE CHILL Mhantáin Wicklow County Council

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

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

Applicant: Nexgen Estates Limited

Location: Charlesland Golf Club, Ballynerrin, Greystones, Co. Wicklow

CHIEF EXECUTIVE ORDER NO. CE/PERD/930/2024

Section 5 Declaration as to whether “the conversion of vacant commercial unit to residential max 9 units” at Charlesland Golf Club, Ballynerrin, Greystones, Co. Wicklow constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

Having regard to:

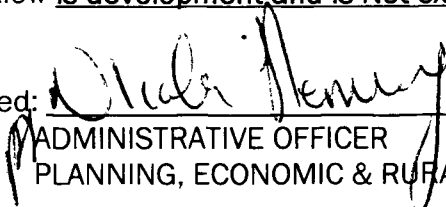
- a) The details submitted with the Section 5 Declaration
- b) Planning Permission Register Reference 91/6781
- c) Referral RL3521 , RL 2192
- d) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- e) Article 5,10 (6), and Schedule 2 : Part 4 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- i. The conversion of existing the Golf Clubhouse/Hotel to residential would come within the definition of development as set out in Section 3 of the Planning and Development Act 2000(as amended) as it would result in a material change of use, given the change in character of the use to permanent occupation, the alteration in the nature of the privacy and amenity requirements, the segregation of the facility from the golf course it served, and the difference in terms of pedestrian, cycle and traffic movements.
- ii. The conversion would not come within the provisions of Article 10 (6) , as the change of use is not from a use set out under Class 1, Class 2, Class 3, Class 6 or Class 12, as use as a Golf Clubhouse and Hotel is considered a standalone use, which is separate to the uses identified in Class 1, 2, 3, 6 and 12. Article 10(6) is not applicable, and there are no other exemptions applicable under the Planning and Development Regulations 2001 to this change of use.

The Planning Authority considers that “the conversion of vacant commercial unit to residential max 9 units “ at Charlesland Golf Club, Ballynerrin, Greystones, Co. Wicklow is development and is Not exempted development

Signed:


ADMINISTRATIVE OFFICER
PLANNING, ECONOMIC & RURAL DEVELOPMENT

Dated  July 2024

*To an dóicmead seo ar fáil bhformáid eile ar iarratas
This document is available in alternative formats on request*

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



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/930/2024

Reference Number: EX58/2024

Name of Applicant: Nexgen Estates Limited

Location of Subject Site: Charlesland Golf Club, Ballynerrin, Greystones, Co. Wicklow

Nature of Application: Section 5 Declaration request as to whether or not "the conversion of vacant commercial unit to residential max 9 units" constitutes exempted development within the meaning of the Planning and Development Act, 2000(as amended).

Report from Edel Bermingham, SEP

Having regard to:

- a) The details submitted with the Section 5 Declaration
- b) Planning Permission Register Reference 91/6781
- c) Referral RL3521 , RL 2192
- d) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- e) Article 5,10 (6), and Schedule 2 : Part 4 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- i. The conversion of existing the Golf Clubhouse/Hotel to residential would come within the definition of development as set out in Section 3 of the Planning and Development Act 2000(as amended) as it would result in a material change of use, given the change in character of the use to permanent occupation, the alteration in the nature of the privacy and amenity requirements, the segregation of the facility from the golf course it served, and the difference in terms of pedestrian, cycle and traffic movements.
- ii. The conversion would not come within the provisions of Article 10 (6) , as the change of use is not from a use set out under Class1, Class 2, Class 3, Class 6 or Class 12, as use as a Golf Clubhouse and Hotel is considered a standalone use, which is separate to the uses identified in Class 1, 2, 3, 6 and 12. Article 10(6) is not applicable, and there are no other exemptions applicable under the Planning and Development Regulations 2001 to this change of use.

Recommendation:

The Planning Authority considers that "the conversion of vacant commercial unit to residential max 9 units" at Charlesland Golf Club, Ballynerrin, Greystones, Co. Wicklow is development and is Not exempted development as recommended in the report by the SEP.


Signed 

Dated 15th day of July 2024

ORDER:

I HEREBY DECLARE:

That "the conversion of vacant commercial unit to residential max 9 units " at Charlesland Golf Club, Ballynerrin, Greystones, Co. Wicklow is development and is Not exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed: 
Senior Engineer
Planning, Economic & Rural Development

Dated 15th day of July 2024

Section 5 Application : EX 58/2024

Date : 11th July 2024

Applicant : Nexgen Estates Limited

Address : Charlesland Golf Club .

Whether or not :

The conversion of vacant commercial unit to residential max 9 units 3 apartments is development and is exempted development.

Planning History :

91/6781 Permission granted for a golf clubhouse/hotel. – see attached floor plan

RL 27.RL3521 An Bord Pleanála hereby decides that (a) the conversion of 12 bedrooms to “recreation suites” is development and is not exempted development, (b) the construction of a car park on former putting green area is development which is permitted development under planning register reference number 91/6781 and (c) the construction of a car park on former tee area at Charlesland Golf Club, Ballynerrin (ED Kilcoole), Greystones, County Wicklow is development and is not exempted development as :

- (a) the permitted use is as hotel accommodation ancillary to and associated with the golf club use of the site as granted under planning register reference number 91/6781,
- (b) the alterations to the hotel bedrooms involving the removal of internal partitions and ensuite constitute development as defined in Section 3 of the Planning and Development Act 2000 and come within the scope of the exemptions provided for in Section 4(1)(h) of the said Act being internal works which do not affect the external appearance of the structure,
- (c) however, the conversion of all of the hotel bedrooms to “recreation suites” for the provision of an independent recreational and indoor sports facility for both members of the club and for visiting members of the public constitutes a change in the nature and character of the permitted use and an intensification of the use, and this change would raise material planning considerations, including traffic and parking implications and would, therefore, constitute a material change of use, which is development,
- (d) this material change of use does not fall within the scope of any one of the classes of use specified in Part 4 of the Second Schedule of the Planning and Development Regulations 2001, and is not, therefore, exempted development,
- (e) the works of alteration to the golf course comprising the construction of a car park on the former Tee Area and the adjoining grassed area constitute works that come within the meaning of Section 3 of the Planning and Development Act, 2000 and are, therefore, development,
- (f) the works to the former Tee Area do not come within the scope of Class 34 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, not being works incidental to the maintenance or management of the golf course and are, therefore, not exempted development, and
- (g) the construction of the car park on the former putting green is in accordance with the layout permitted under the permission granted under planning register reference number 91/6781 and is permitted development.

RL2192

An Bord Pleanála has concluded that said change of use of the 48 dwelling units at the Dolmen Hotel, Carlow, from holiday apartments to permanent residential accommodation, is development and is not exempted development as -

- (a) the said change of use constitutes development, being a material change of use having regard to its character and impact on the proper planning and sustainable development of the area, and
- (b) no provision is made, in the said Act or Regulations by which the said change of use would constitute exempted development:

Sustainable Urban Housing : Design Standards for New Apartments : Guidelines for Planning Authorities :DOE : July 2023

Appendix 1

Required Minimum Floor Areas and Standards

Minimum overall apartment floor areas

Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*

* Figures in brackets refer to 1995 guidelines

**Permissible in limited circumstances

Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms

Apartment type ***	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

* Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq. metres

**Note: Combined living/dining/bed space, also includes circulation

*** Note: Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

Minimum bedroom floor areas/widths***

Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

* Note: Minimum floor areas exclude built-in storage presses that are contributing to storage space requirements

**Note: Combined living/dining/bed space

Minimum aggregate bedroom floor areas

One bedroom	11.4 sq m
Two bedrooms (3 person)	13 + 7.1 sq m = 20.1 sq m
Two bedrooms (4 person)	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

Minimum storage space requirements

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

Relevant Legislation :

Planning and Development Act 2000 (as amended)

Section 2 : (1) In this Act, except where the context otherwise requires—

“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,

“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 on, in, over or under land or the making of any material change in the use of any land or structures situated on land or

Section 4

(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;

(2) provides that the Minister may by regulations provide any class of development to be exempted development. The Regulations which are applicable in this case are the Planning and Development Regulations 2001 (as amended).

(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.

Planning and Development Regulations 2001(as amended)

Article 5

“business premises” means—

(a) any structure or other land (not being an excluded premises) which is normally used for the carrying on of any professional, commercial or industrial undertaking or any structure (not being an excluded premises) which is normally used for the provision therein of services to persons,

(b) a hotel, hostel (other than a hostel where care is provided) or public house, or

(c) any structure or other land used for the purposes of, or in connection with, the functions of a State authority;

“excluded premises” means—

(a) any premises used for purposes of a religious, educational, cultural, recreational or medical character,

(b) any guest house or other premises (not being a hotel or a hostel) providing overnight guest accommodation, block of flats or apartments, club, or boarding house, or,

(c) any structure which was designed for use as one or more dwellings, except such a structure which was used as business premises immediately before 1 October, 1964 or is so used with permission under the Act;

Article 10(6) – inserted by the Planning and Development (Amendment) (No. 2) Regulations 2018 (S.I. No. 30 of 2018), - Provision to provide an exemption for the change of use, and any related works, of certain vacant commercial premises to residential use.

Schedule 2 : Part 4

PART 4

Exempted development – Classes of Use

CLASS 1

Use as a shop.

CLASS 2

Use for the provision of—

(a) financial services,

(b) professional services (other than health or medical services),

(c) any other services (including use as a betting office),

where the services are provided principally to visiting members of the public.

CLASS 3

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

CLASS 6

Use as a residential club, a guest house or a hostel (other than a hostel where care is provided).

CLASS 12

Use as a Public House, meaning a premises which has been licensed for the sale and consumption of intoxicating liquor on the premises under the Licensing Acts 1833 to 2018.

Planning and Development Regulations 2001(as amended)

Assessment :

The querist seeks confirmation that the conversion the Golf Clubhouse/ Hotel commercial unit which has been vacant for over 2 years to 9 residential units is development and is exempted development.

Charlesland Golf Club/ Hotel was granted permission by reference to PRR 91/6781. The development provided for 12 hotel bedrooms, Golf Clubhouse, toilets, function room, bar, restaurant.

The query relates to the change of use/conversion of the Golf Club/ Hotel to residential units. The first question to be asked is whether such change of use is development. A change of use can only come within the definition of development where the change of use is material, and one needs to look at the nature / character of the use and the nature/ character of the change, and the scale/ consequences of impacts , and whether they would give rise to planning considerations.

In this case the nature of the permitted use is as a Hotel / Golf clubhouse, such uses are for members of the golf club, and for the public as occupants of the hotel or during functions, all on a short term

basis. The proposed use is for permanent residents who will occupy the apartments. The effect of the change is that the structure will no longer form part of the golf course facility or be open to the public, but will become private residences. The use will give rise to increased pedestrian/ cycle movements towards Greystones to access shops/schools/ public transport/ services, the use will have differing amenity and privacy requirements, and give rise to differing traffic movements. Given the differences in the nature and character of the change, and as such a change would give rise to planning considerations, this change of use is considered material. Therefore given the provisions of Section 3 of the Planning and Development Act 2000(as amended), the change of use from Golf Clubhouse/ Hotel to use for permanent residences, would be a material change of use and therefore development..

The next question is therefore would the conversion come within the provisions set out under Article 10 (6), and the following sets out compliance with respect to each element of Article 10 (6):

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2

The permitted usage is that of Golf Clubhouse/ Hotel, this usage would not come within the uses set out under Class1, Class 2, Class 3 or Class 12. Class 6 refers to the following :

Use as a residential club, a guest house or a hostel (other than a hostel where care is provided).

Article 5 of the Regulations defines business "business premises" means—

(a) any structure or other land (not being an excluded premises) which is normally used for the carrying on of any professional, commercial or industrial undertaking or any structure (not being an excluded premises) which is normally used for the provision therein of services to persons,

(b) a hotel, hostel (other than a hostel where care is provided) or public house, or

with excluded premises defined in Part (b) as any guest house or other premises (not being a hotel or a hostel) providing overnight guest accommodation, block of flats or apartments, club, or boarding house, or,

It is evident from the definition of business that Hotel and Hostel are seen as two distinct uses, furthermore guest accommodation is also identified as being different from both these uses given the definition of excluded premises as set out in Article 5 of the Planning and Development Regulations 2001(as amended). It is concluded that as Class 6 does not include Hotel, and as such a use is distinctly different from a residential club, a guest house or a hostel, Hotel would not come within this use class as it is a different/ separate type of use to the uses identified in Class 6. Furthermore, Golf Clubhouse would not come within the uses identified under Class 6.

As the change of use does not refer to a change of use to residential from Class 1,2,3,6 or 1, Article 10(6) is not applicable, and there are no other exemptions applicable under the Planning and Development Regulations 2001 to this change of use..

Recommendation :

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

the conversion of vacant commercial unit , Golf Clubhouse/ Hotel, to 9 residential units at Charlesland, Co. Wicklow

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

The Planning Authority consider that the vacant commercial unit, Golf Clubhouse/ Hotel, to 9 residential units , is development and **is Not Exempted Development.**

Main Considerations with respect to Section 5 Declaration :

- a) The details submitted with the Section 5 Declaration
- b) Planning Permission Register Reference 91/6781
- c) Referral RL3521 , RL 2192
- d) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- e) Article 5,10 (6), and Schedule 2 : Part 4 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration :

- i. The conversion of existing the Golf Clubhouse/ Hotel to residential would come within the definition of development as set out in Section 3 of the Planning and Development Act 2000(as amended) as it would result in a material change of use, given the change in character of the use to permanent occupation, the alteration in the nature of the privacy and amenity requirements, the segregation of the facility from the golf course it served, and the difference in terms of pedestrian, cycle and traffic movements.
- ii. The conversion would not come within the provisions of Article 10 (6) , as the change of use is not from a use set out under Class 1, Class 2, Class 3 or Class 12, as use as a Golf Clubhouse and Hotel is considered a stand alone use, which is separate to the uses identified in Class 1,2,3,6 and 12. Article 10(6) is not applicable, and there are no other exemptions applicable under the Planning and Development Regulations 2001 to this change of use..

Neil Cunningham SEP

11/7/2024

*Issue declaration as amended.
Fogal T May 2 SA
15/07/24*

MEMORANDUM

WICKLOW COUNTY COUNCIL

**TO: Edel Bermingham
Senior Executive Planner**

**FROM: Nicola Fleming
Staff Officer**

**RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX58/2023**

I enclose herewith application for Section 5 Declaration received completed on 01/07/2024

The due date on this declaration is 28th July 2024.



**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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Nexgen Estates Limited
28 The Bracken
Marina Village
Greystones
Co. Wicklow
A63 C891

2nd July 2024

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX58/2024 – Charlesland Golf Club

A Chara

I wish to acknowledge receipt of your application and details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 28th July 2024.

Mise, le meas

Nicola Fleming
Staff Officer
Planning, Economic & Rural Development



Nicola Fleming

From: Damien Greham <damien@meastim.com>
Sent: Monday 1 July 2024 10:50
To: Nicola Fleming
Subject: RE: Exemption application

Importance: High

External Sender - From: (Damien Greham

This message came from outside your organisation.

Nicola,

Yes Nicola. That is correct. Thank You.

Jason will call & Pay the €80 fee this Morning.

Regards

Damien.

From: Nicola Fleming <NFleming@wicklowcoco.ie>
Sent: Monday, July 1, 2024 10:11 AM
To: Damien Greham <_____>
Subject: RE: Exemption application

That is no problem so do you want me to discard the Article 10(6) form

From: Damien Greham _____
Sent: Monday 1 July 2024 10:07
To: Nicola Fleming
Subject: RE: Exemption application
Importance: High

Nicola,

Good Morning. Thank you for the Swift response.

I am Looking to have you Assess the Project and let me know if it is an Exempted Development.

Thank you for your Help Nicola. .

Regards

Damien.

From: Nicola Fleming <NFleming@wicklowcoco.ie>

Sent: Monday, July 1, 2024 9:53 AM

To: Damien Greham

Subject: Exemption application

Hi Damien,

I have received a Section 5 declaration from you and also a notification form for exemption under Article 10(6) change of use.

Which are you doing you are either **applying for a Section 5 and we assess it and decide if it is exempted development** **or** you are making a self declaration under Article 10(6). (if you are making a self declaration then €80 is not required).

I await your reply,

Regards,

Nicola Fleming

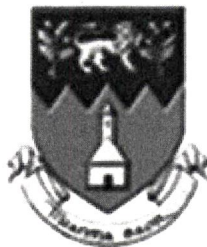
Staff Officer

Planning Department

WICKLOW COUNTY COUNCIL, COUNTY BUILDINGS, WICKLOW TOWN, A67 FW96

Ph ☎: +353 (0404) 20148 | ✉: nfleming@wicklowcoco.ie

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



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Wicklow
0404-20100

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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: Nexgen Estaets Limited
Address of applicant: 28 The Bracken, Marina Village, Greystones, Co Wicklow.
A63C891

2. Agents Details (Where Applicable)

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

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

3. Declaration Details

- i. Location of Development subject of Declaration;

ii. Charlesland Golf Club, Ballynerrin Road, Ballynerrin, Greystones, Co. Wicklow.

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

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, an 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 EXEMPTED DEVELOPMENT
COMMERCIAL TO RESIDENTIAL, VACANT
MORE THAN 2 YEARS.
MAX 9 UNITS.

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

Section 5 Declaration.

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

Architects feasibility study attached with the form. Included are drawings, plans etc..

viii. Fee of € 80 Attached ? Yes WE WILL CALL ON MONDAY, AS PER INSTRUCTIONS ON CALL ON FRIDAY 22/6/24, WITH DEBIT CARD DETAILS

Signed : J. Aultree Dated : 28/06/24

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

**NOTIFICATION FORM
EXEMPTED DEVELOPMENT - ARTICLE 10(6) CHANGE OF USE EXEMPTION**

Name of Relevant Planning Authority: Wicklow County Council

Name of Notifier/Property Owner: Nexgen Estates Limited

Name of Person/Agent Acting on behalf of Notifier/Property Owner (if any):

[Note: Contact Details to be supplied at the end of this form]

Notification of intention to avail of exempted development provisions under Article 10(6) of the Planning and Development Regulations 2001, as inserted by Article 2 of the Planning and Development (Amendment) (No. 2) Regulations 2018, at least two weeks prior to the commencement of the proposed change of use and any related works.

Notification Details Required:

Location of structure

Full Postal Address Charlesland Golf Club
Ballynerrin Road, Ballynerrin Road
Greystones Co Wicklow

Eircode

Total number of Residential Unit(s)

number - e.g. 5

9

Total Residential Floorspace (m²)

number - e.g. 642

1430m²

	Number of bedrooms	Floorspace of unit (m ²)
Residential Unit 1	number - e.g. 2 <u>4</u>	number - e.g. 84 <u>169</u>
Residential Unit 2	<u>4</u>	<u>140</u>
Residential Unit 3	<u>4</u>	<u>186</u>
Residential Unit 4	<u>4</u>	<u>184</u>
Residential Unit 5	<u>4</u>	<u>158</u>
Residential Unit 6	<u>4</u>	<u>143</u>
Residential Unit 7	<u>4</u>	<u>149</u>
Residential Unit 8	<u>4</u>	<u>143</u>
Residential Unit 9	<u>4</u>	<u>158</u>
Date works will commence (Minimum of two weeks subsequent to date of notification)		dd/mm/yyyy

Signed (Notifier/ Agent as appropriate):

J. Chatterjee

Date: 20/06/24



jmarchitects

FEASIBILITY STUDY

CHARLESLAND CLUB HOUSE

7088-JMA-XX-XX-RP-A-0001

Revision: P05

May 2024

Executive Summary

The sketch scheme indicated in this document has been based on the planning application information provided :

1991 planning application PDF's by Paul Keogh Architects, Ref 8961/092.

The sketches have been developed without the aid of a digital building survey.

No scale bar was available on the PDF information provided so sketches have been based on approximate scaling of the PDF's.

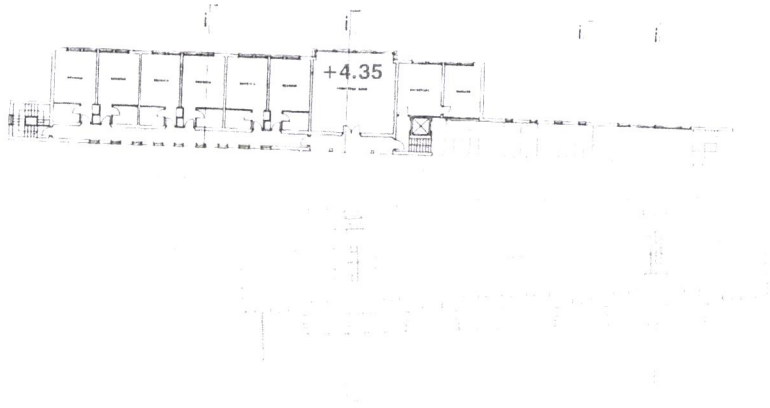
As such all proposals including areas are approximate only and will require a building survey and digital information to review/progress proposals.

Please note these are early-stage feasibility sketches and will require input from various consultants to progress.

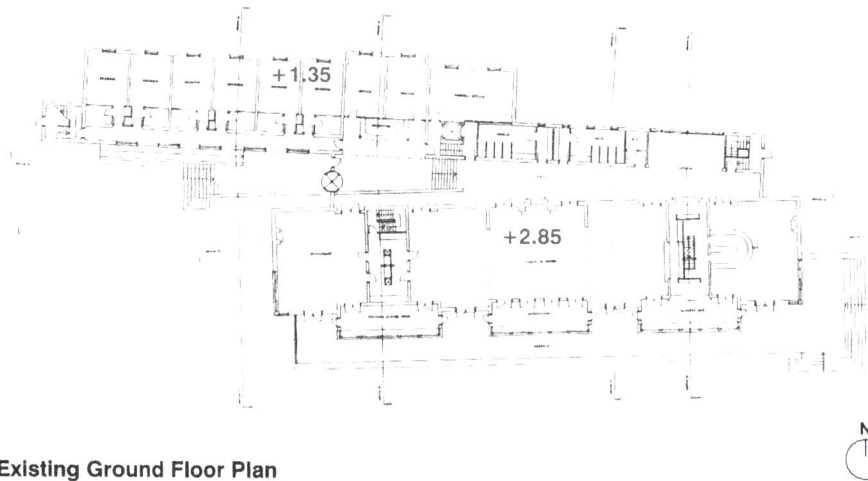
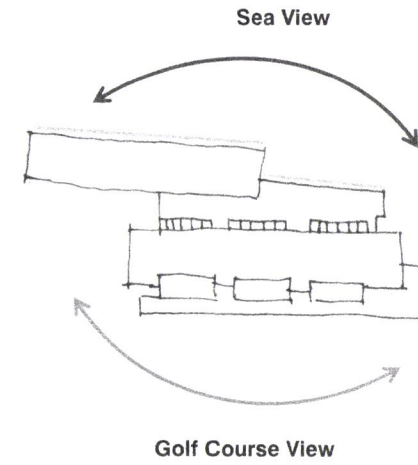
All sketches are subject to full design team development and pre-application feedback from Wicklow County Council.



Existing Floor Plans

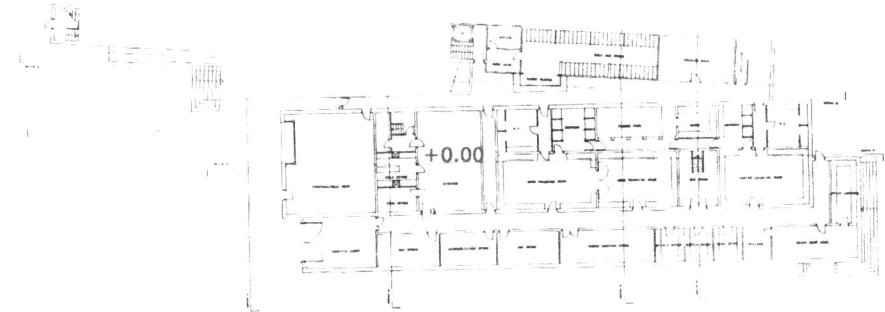


Existing First Floor Plan



Existing Ground Floor Plan

Please note levels indicated in red are only approximations and require review once a building survey is produced



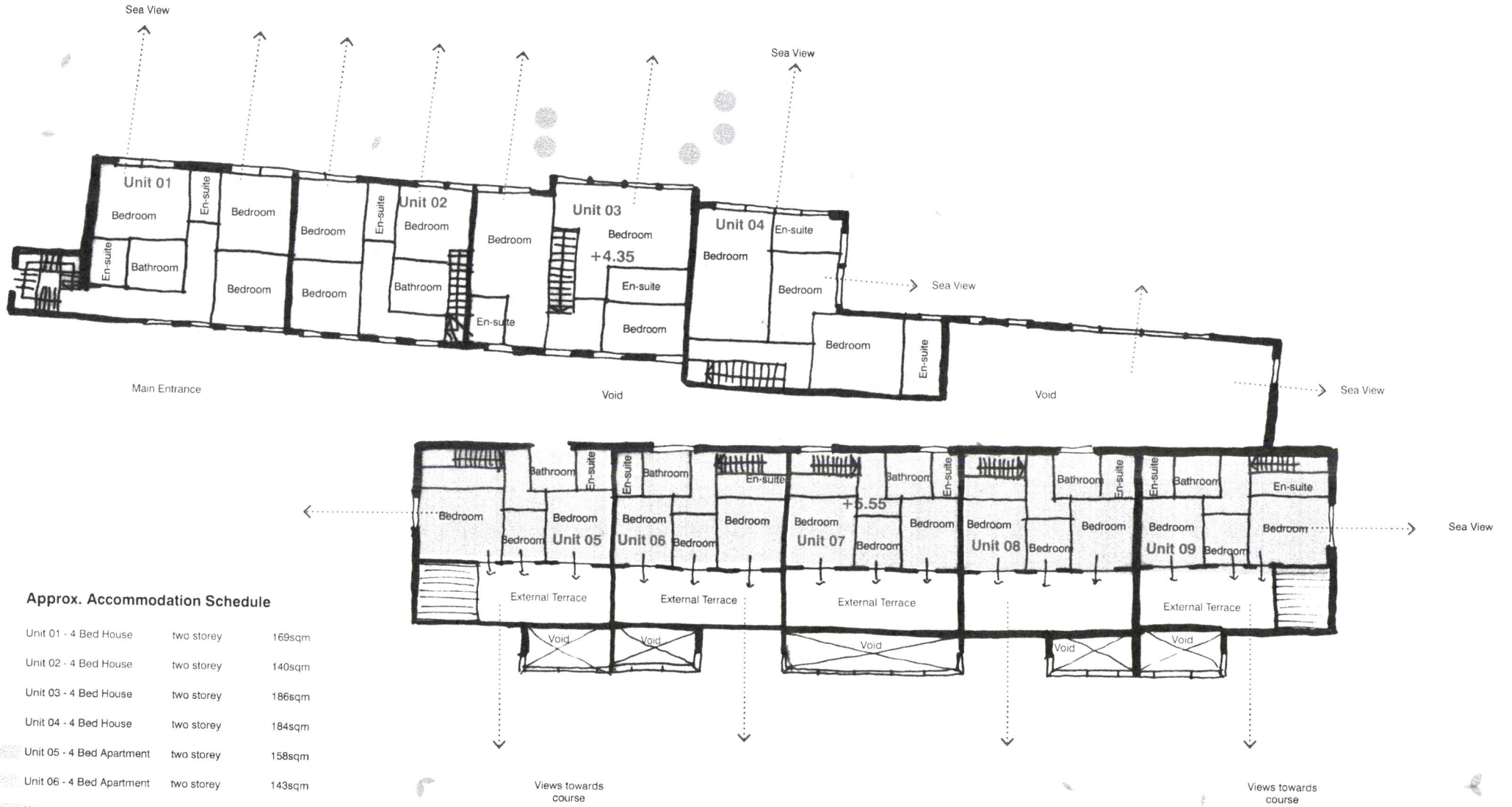
Existing Basement Floor Plan

Proposals on following pages do not utilise basement floor plan

Note : Existing information taken from 1991 planning application PDF's by Paul Keogh Architects; Ref 8961/092

Proposed Sketch Floor Plans

Proposed First Floor



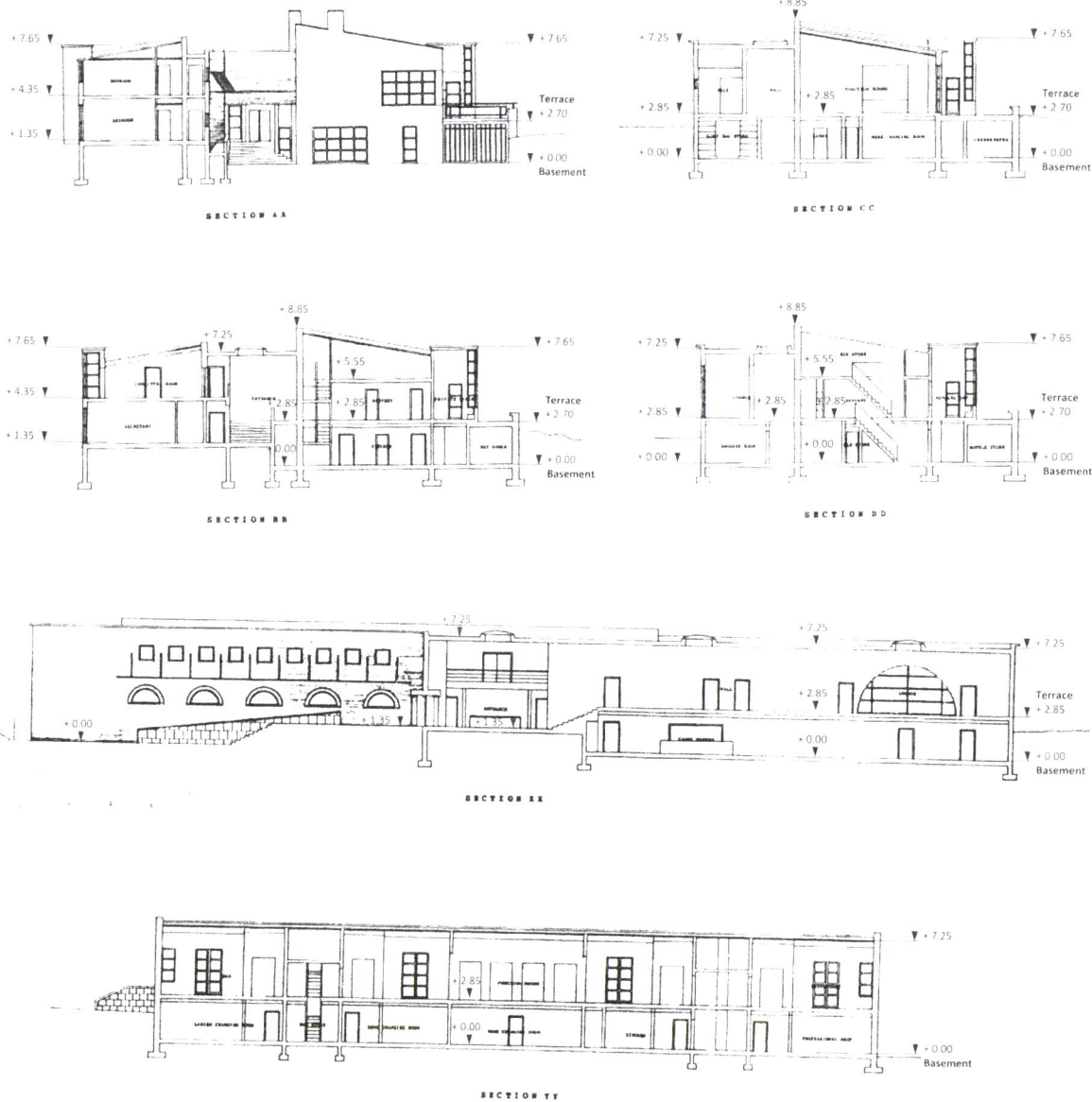
Approx. Accommodation Schedule

Unit 01 - 4 Bed House	two storey	169sqm
Unit 02 - 4 Bed House	two storey	140sqm
Unit 03 - 4 Bed House	two storey	186sqm
Unit 04 - 4 Bed House	two storey	184sqm
Unit 05 - 4 Bed Apartment	two storey	158sqm
Unit 06 - 4 Bed Apartment	two storey	143sqm
Unit 07 - 4 Bed Apartment	two storey	149sqm
Unit 08 - 4 Bed Apartment	two storey	143sqm
Unit 09 - 4 Bed Apartment	two storey	158sqm

Note : Existing information taken from 1991 planning application PDF's by Paul Keogh Architects; Ref 8961/092



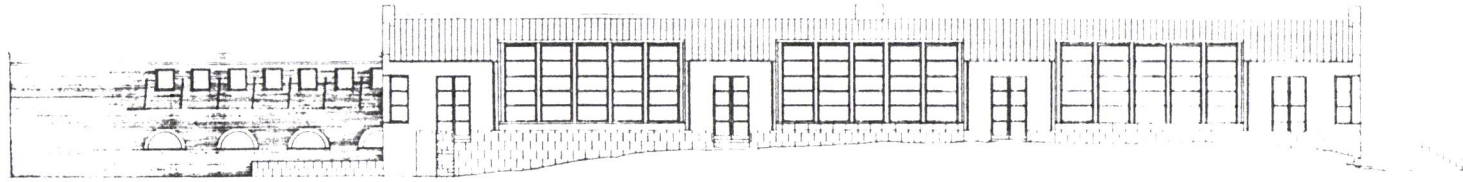
Existing Sections



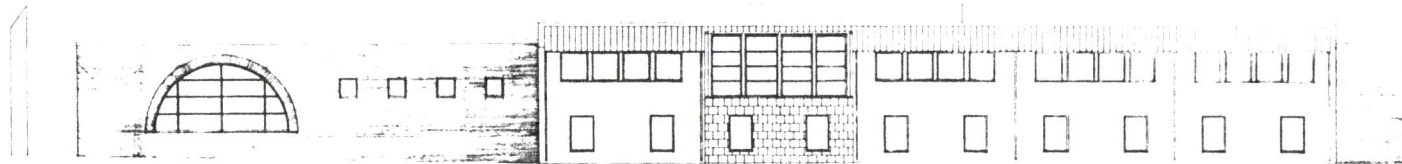
Please note levels indicated in red are only approximations and require review once a building survey is produced

Note : Existing information taken from 1991 planning application PDF's by Paul Keogh Architects; Ref 8961/092

Existing Elevations



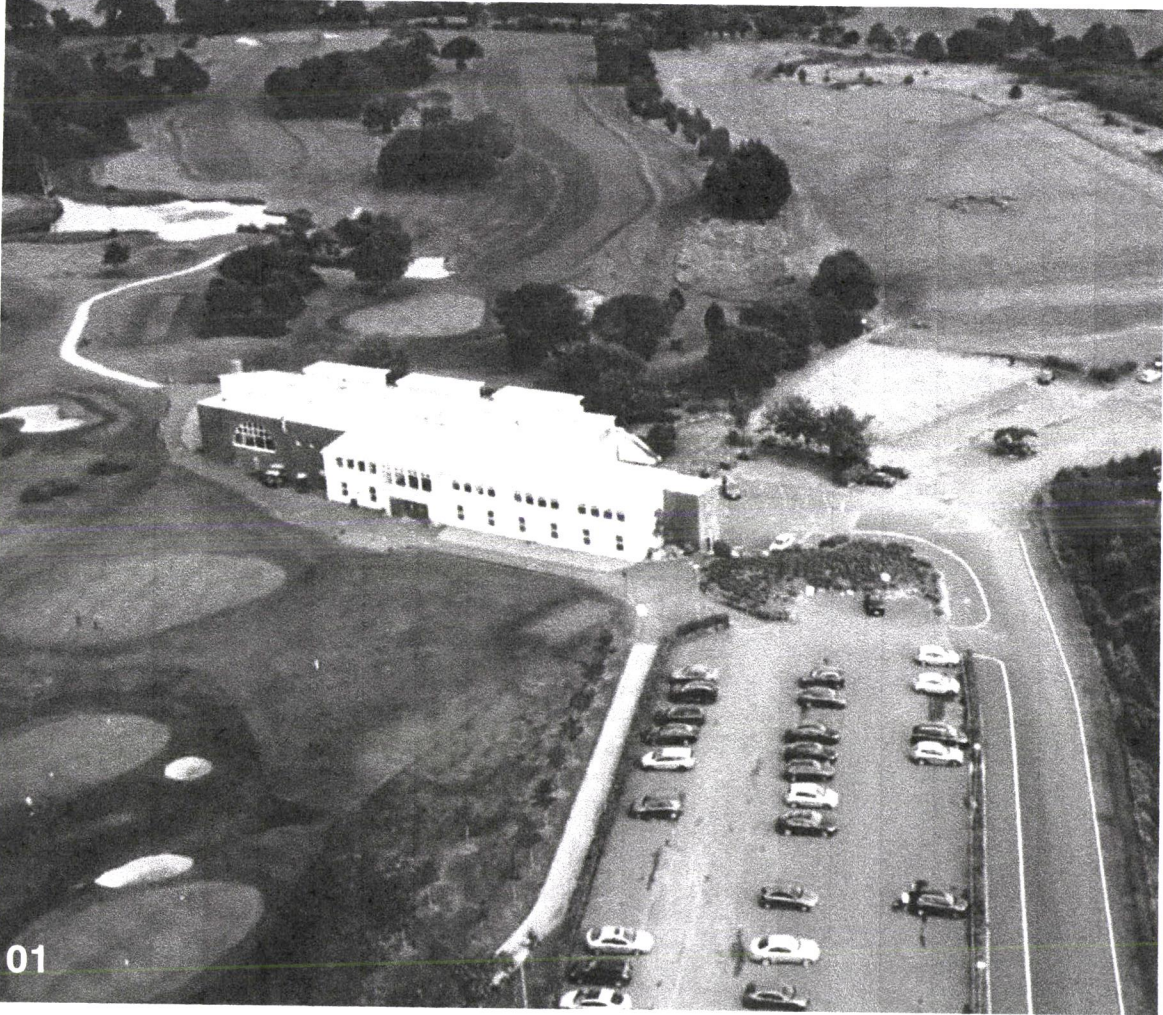
SOUTH ELEVATION



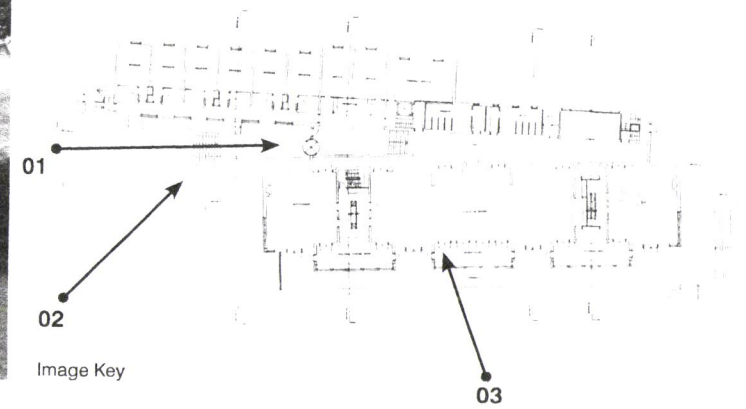
NORTH ELEVATION

Note : Existing information taken from 1991 planning application PDF's by Paul Keogh Architects; Ref 8961/092

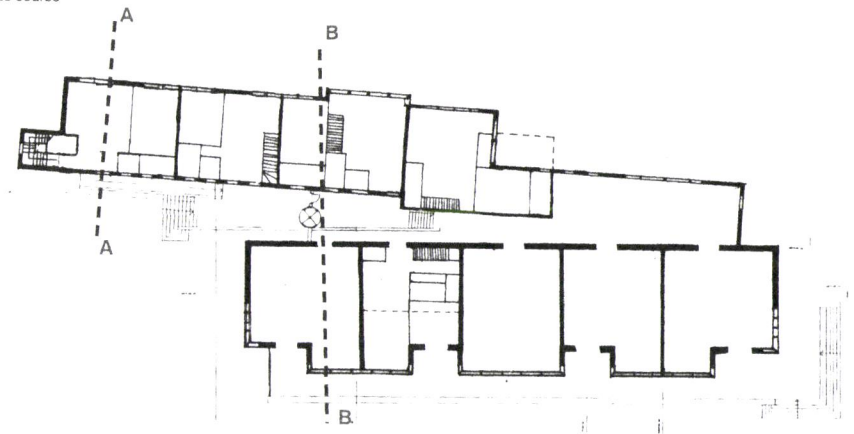
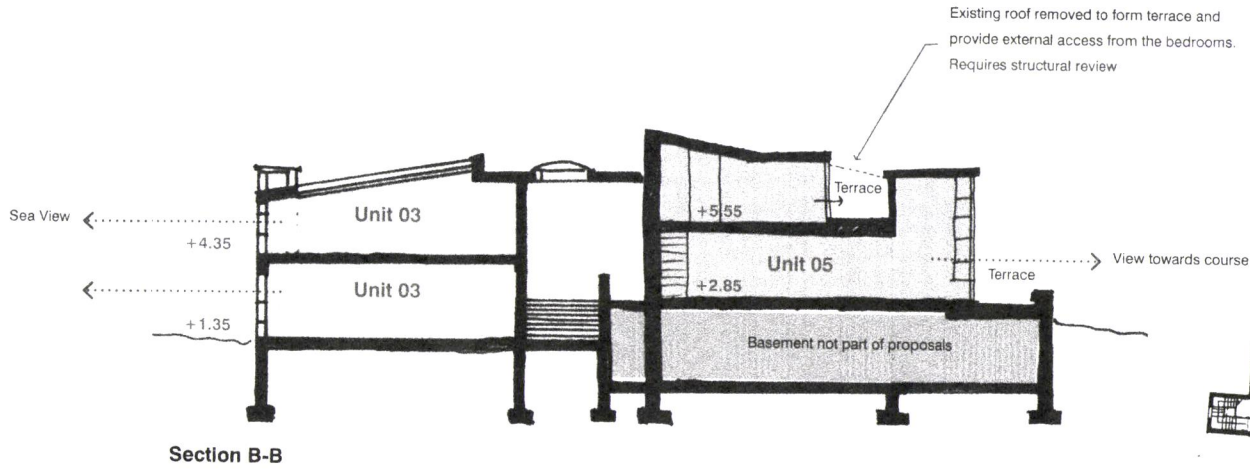
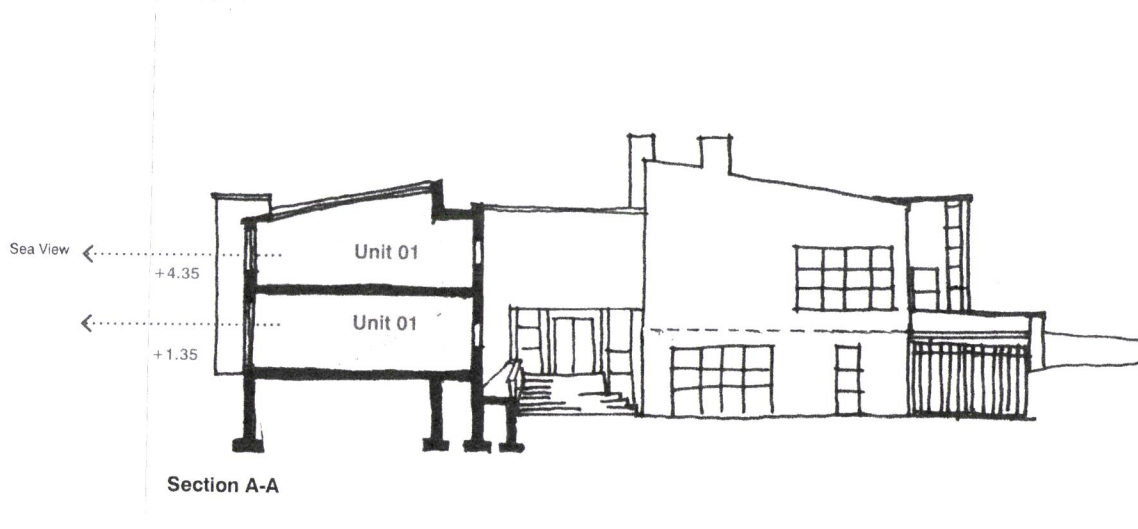
Existing Site Photos



Existing Building Photos

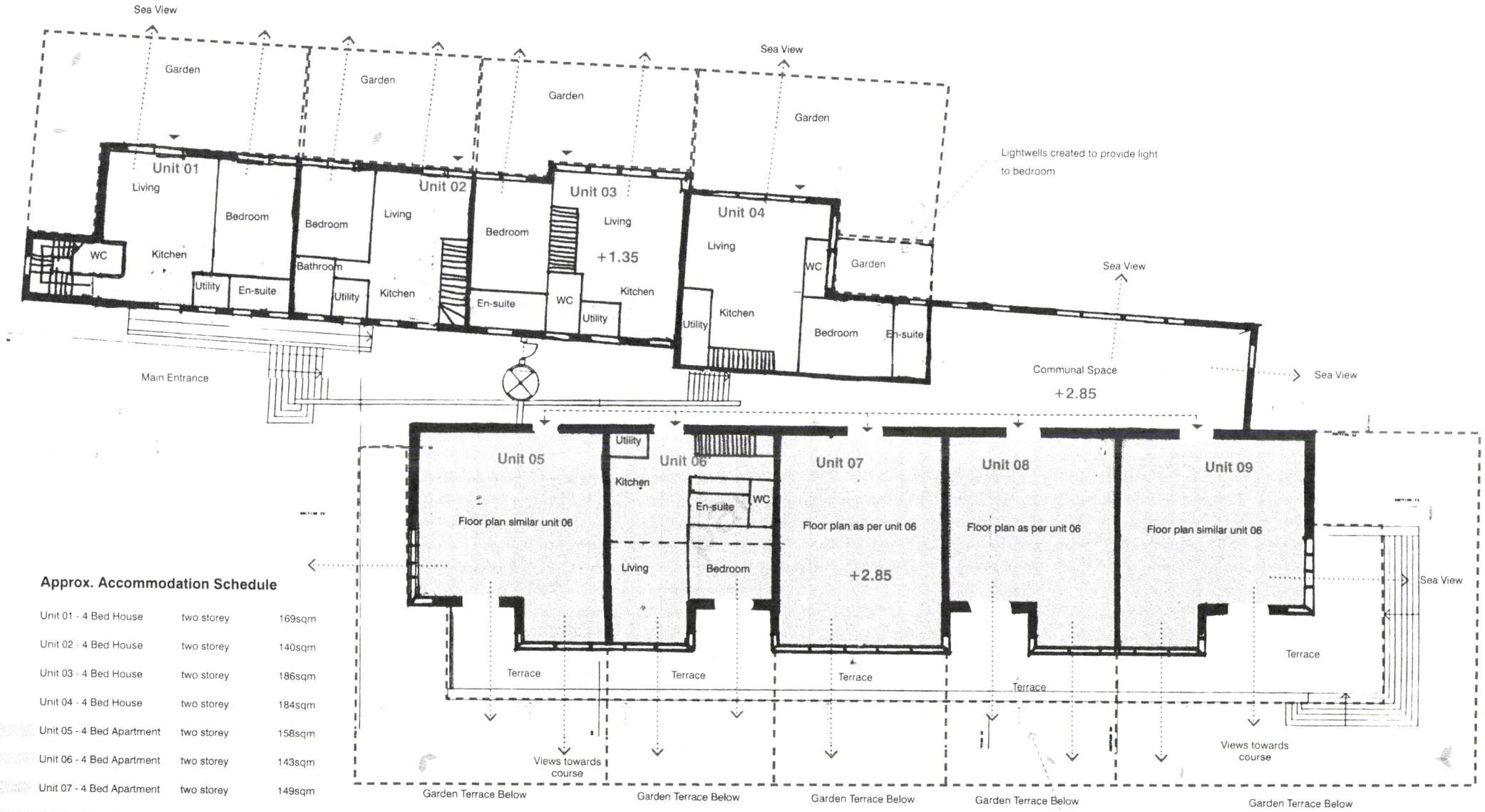


Proposed Sections



Proposed Sketch Floor Plans

Proposed Ground Floor

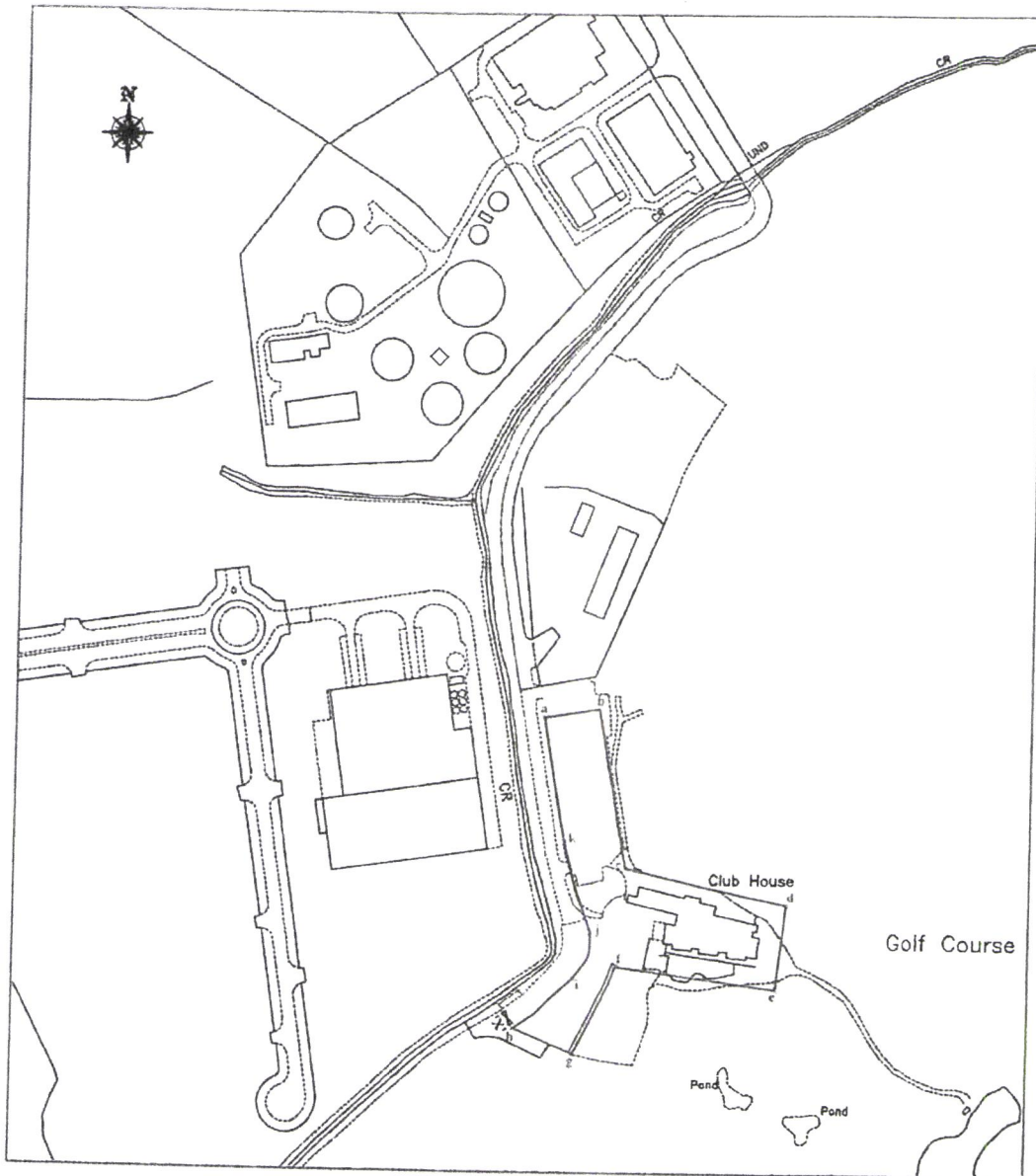


Approx. Accommodation Schedule

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Unit 09 - 4 Bed Apartment	two storey	158sqm

Note : Existing information taken from 1991 planning application PDF's by Paul Keogh Architects; Ref 8961/092





Map 3
Right of Way
and Transfer Map
1:2500 Scale
Contract Map

Proposed Right of Way
 Through Portions of
 Folios WW5260 and WW19009F
 Shown Coloured YELLOW

Lands to be Transferred From
 Folios WW5260 and WW19009F
 Shown Lined RED
 Area : 0.818 Hectares

Proposed Re-Location Position
 of Gate Labelled 'X' and
 Shown Coloured BLACK

Detail Shown Grey Digitally
 Reproduced from Portion
 of OSI Digital Mapping

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LAND SURVEYS
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 Pte 2805212 Fax 2302535 info@landsurveys.ie

Site at **Charlesland**
Greystones, Co. Wicklow

Scale: 1:2500 (A3)

Client: **Nikki Evans**

Date: 21-12-2023
 Ref: 017397-Map-3

