




Comhairle Contae Chill Mhantáin
Wicklow County Council

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

Áras An Chontae / County Buildings
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Suíomh / Website: www.wicklow.ie

 February 2025

MPBA Architects
Mary Anne Parsons
5 Stable Lane
Bray
Co. Wicklow
A98 EX42

RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) – EX14/2025 for Lvse Xincheng Ltd (Guo Bao Zhuang)

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 ECONOMIC & RURAL DEVELOPMENT





COMHAIRLE CONTAE CHILL Mhantáin Wicklow County Council

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

Applicant: Lvse Xincheng Ltd (Guo Bao Zhuang)

Location: Glenlucan House, Glenlucan Court, Bray, Co. Wicklow

Reference Number: EX14/2025

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/193

Section 5 Declaration as to whether “re-roofing of the existing dwelling (a protected structure) with CEDRAL, Rivendale Blue/Black slates as there are significant leaks. Works will include repair to chimney stacks and structural timbers as are required” at Glenlucan House, Glenlucan Court, Bray, Co. Wicklow constitutes exempted development within the meaning of the Planning and Development Act, 2000(as amended).

Having regard to:

- The details submitted with this Section 5 Application on the 06/02/2025;
- Sections 2 and 3 of the Planning and Development Act 2000 (as amended);
- Section 4(1)(h) of the Planning and Development Act 2000(as amended); and
- Section 57(1) of the Planning and Development Act 2000(as amended).

Main Reasons with respect to Section 5 Declaration:

- The proposed works is development;
- The proposed development comes within the scope of Section 4-1(h) of the Planning and Development Act 2000 (as amended) and; as the works do not materially affect the external appearance of Glenlucan House so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.
- Section 57(1) does not apply in this case as the works do not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

The Planning Authority considers that “re-roofing of the existing dwelling (a protected structure) with CEDRAL, Rivendale Blue/Black slates as there are significant leaks. Works will include repair to chimney stacks and structural timbers as are required” at Glenlucan House, Glenlucan Court, Bray, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed:


ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated  February 2025



**WICKLOW COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 (As Amended)**

SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/193

Reference Number: EX14/2025

Name of Applicant: Lvse Xincheng Ltd (Guo Bao Zhuang)

Nature of Application: Section 5 Declaration request as to whether or not: -
"re-roofing of the existing dwelling (a protected structure) with CEDRAL, Rivendale Blue/Black slates as there are significant leaks, Work will include repair to chimney stacks and structural timbers as required" is or is not development and is or is not exempted development.

Location of Subject Site: Glenlucan House, Glenlucan Court, Bray, Co. Wicklow

Report from Chris Garde, EP & Fergal Keogh, SE

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "re-roofing of the existing dwelling (a protected structure) with CEDRAL, Rivendale Blue/Black slates as there are significant leaks, Work will include repair to chimney stacks and structural timbers as required" at Glenlucan House, Glenlucan Court, 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 submitted with this Section 5 Application on the 06/02/2025;
- b) Sections 2 and 3 of the Planning and Development Act 2000 (as amended);
- c) Section 4(1)(h) of the Planning and Development Act 2000(as amended); and
- d) Section 57(1) of the Planning and Development Act 2000(as amended).

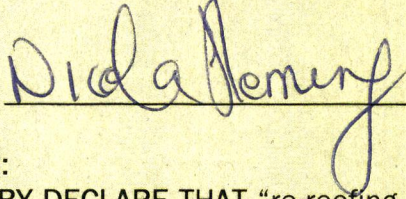
Main Reason with respect to Section 5 Declaration:

1. The proposed works is development;
2. The proposed development comes within the scope of Section 4-1(h) of the Planning and Development Act 2000 (as amended) and; as the works do not materially affect the external appearance of Glenlucan House so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.
3. Section 57(1) does not apply in this case as the works do not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

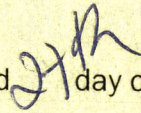
Recommendation:

The Planning Authority considers that "re-roofing of the existing dwelling (a protected structure) with CEDRAL, Rivendale Blue/Black slates as there are significant leaks, Work will include repair to chimney stacks and structural timbers as required" at Glenlucan House, Glenlucan Court, Bray, Co. Wicklow is development and is exempted development as recommended in the report by the SEP.

Signed



Dated

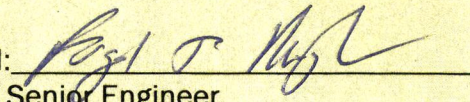


day of February 2025

ORDER:

I HEREBY DECLARE THAT "re-roofing of the existing dwelling (a protected structure) with CEDRAL, Rivendale Blue/Black slates as there are significant leaks, Work will include repair to chimney stacks and structural timbers as required" at Glenlucan House, Glenlucan Court, Bray, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

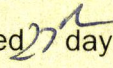
Signed:



Senior Engineer

Planning, Economic & Rural Development

Dated



day of February 2025

WICKLOW COUNTY COUNCIL

Planning Department

Section 5 – Application for declaration of Exemption Certificate

TO: Fergal Keogh S.E. / Edel Bermingham S.E.P
FROM: Chris Garde E.P.
SUBJECT REF: EX 14/2025
DECISION DUE DATE: 05/03/2025
APPLICANT: Lvse Xincheng Ltd (Guo Bao Zhuang)
ADDRESS: Glenlucan House, Glenlucan Court, Bray, Co. Wicklow, A98 XW97
EXEMPTION QUERY: Is re-roofing of the existing dwelling (a protected structure) with CEDAL, Rivendale Blue/Black slates as there are significant leaks. Works will include repair to chimney stacks and structural timbers as are required exempted development.

Application Site:

The subject site is located at Glenlucan House (protected structure), Killarney Road, Bray, A98 XW97. A detached, two storey period dwelling exists on site. The site is located/accessed from within a small housing development of two storey dwellings. A detached two storey dwelling (Glenlucan Court) is accessed via the Glenlucan House site.

The NIAH record states the building was the former Arklow school and describes the building as a:

The RPS refers to Glenlucan House as a structure under record B31, Killarney Road, Glenlucan.

The NIAH refers to Glenlucan House as per the following:

Description Detached five-bay single-storey over basement house, built c.1860. The house is finished in render with granite dressings. A broad flight of stone steps rises to the panelled double door; this has plain sidelights and fanlight with all set within a projecting gabled bay. Window openings are flat-headed; those to the ground floor of the front south-west façade are flat-headed; over each is a projecting cornice supported on console brackets; each also has a decorative Regency style wrought-iron balconette. Window frames are a mixture of two over four and six over six timber sash. The hipped roof is finished in natural slate with an eaves course and cast-iron rainwater goods; chimneystacks are set to the north side and are almost obscured from the front. The original grounds have been sold off and developed with a modern housing estate. The house is slightly set back behind a replacement gate; it is now within a small mature garden.

Appraisal A house which has lost much of its original setting but which is still well preserved and in original condition. It is not visible from the road so when approaching the bend in the driveway there is an element of surprise.

Planning History:

19/1169 – Ann Mason – Refused – permission for two storey detached dwelling on site adjoining Glenlucan House (a protected structure) relocating existing entrance gates and with alterations to boundary together with connection to all services and associated site works

17/1057 – Patrick Grant – granted – Extension of Appropriate Period – Expiry date 18/04/2020 – 12/630023 - dormer dwelling on his property adjoining Glenlucan House

17/356 (APB-300114-17) – Patrick Grant – granted – permission for change of building type from 2 storey dormer dwelling previously approved under planning permission number 12/630023 to two storey dwelling, garage and ancillary site services. Glenlucan House is a protected structure

12/630023 – Patrick Grant – granted – permission for a dormer dwelling on his property adjoining Glenlucan House. Expires 14/02/2018

10/630019 (PL39.236896) – Paddy Grant – Refused – permission for 1 no. 2 storey dwelling and ancillary services

Reasons: The site of the proposed development is located to the side of Glenlucan House, which is designated as a Protected Structure within the Bray Town Development Plan 2005-2011, designated as being of regional architectural importance and is located in an area that is zoned to protect existing residential amenity and to provide for appropriate infill residential development. The proposed development, by virtue of its scale, height, design and inadequate separation distances, including proximity of the site boundary to the main house, would seriously impact on the value, setting and character of Glenlucan House. The proposed development would, therefore, seriously injure the character and setting of the Protected Structure and the visual amenities of the area, and would be contrary to the proper planning and sustainable development of the area.

09/630110 – Paddy Grant – Withdrawn – permission for 1 no. 2 storey dwelling and ancillary services

Drawings and reports not on file

00/630126 (PL39.121515) – Mr. P. Grant and Ann Mason – Refused – permission for 1 no. 2 storey dwelling

Reason: It is considered that the proposed two-storey house would seriously injure the amenities of adjoining properties, by reason of overlooking and disturbance arising from the generation of vehicular traffic in close proximity to the rear gardens of the adjoining properties, would be out of character with the existing development on the site and would, therefore, be contrary to the proper planning and development of the area.

Question:

The applicants have applied to see whether or not the following is or is not development and is or is not exempted development:

- 1) Is re-roofing of the existing dwelling (a protected structure) with CEDAL, Rivendale Blue/Black slates as there are significant leaks. Works will include repair to chimney stacks and structural timbers as are required exempted development, at Glenlucan House, Glenlucan Court, Bray, Co. Wicklow, A98 XW97.

Legislative Context

Planning and Development Act 2000 (as amended)

Section 2(1) of the Act states the following in respect of the following:

“protected structure” means—

(a) a structure, or

(b) a specified part of a structure,

which is included in a record of protected structures, and, where that record so indicates, includes any specified feature which is within the attendant grounds of the structure and which would not otherwise be included in this definition;

“works” includes *Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...*”

Section 3(1) of the Act states the following in respect of ‘development’:

“In this Act, ‘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.”

Section 4 sets out the types of works that while considered ‘development’, can be considered ‘exempted development’ for the purposes of the Act.

Section 4 (1) (h) is relevant for the purposes of this declaration:

“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) makes provision for ministerial regulations to set out further exemptions. The 2001 Planning Regulations as amended derive from this section and designate further works as being exempted development for the purposes of the act.

Section 57 (1)

Notwithstanding section 4(1)(a), (h), (i), F480[(ia)] (j), (k), or (l) and any regulations made under section 4(2),] the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

(a) the structure, or

(b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Planning and Development Regulations 2001(as amended)

Article 6 (1):

Subject to Article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Article 9 (1):

Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) If the carrying out of such development would—

(i) Contravene a condition attached to a permission under Act or be inconsistent with any use specified in a permission under the Act,

(ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,

(iii) Endanger public safety by reason of traffic hazard or obstruction of road users,

Details Submitted in support of Application:

- Supporting letter.
- Application form.
- Site location plan.
- Site Survey Plan.

Assessment:

The first assessment must be whether or not the proposal outlined above constitutes development within the remit of Section 3 of the Planning and Development Act 2001. In this regard, Section 3 of the Planning and Development Act provides that:

“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.

It should be noted that Section 2 of the Act defines works as:

“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.

I am satisfied that the proposal would involve **works** to the existing structure and therefore the proposal does constitute development.

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

The proposed works are considered to be development works for the maintenance and improvement 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. It is considered that the works come within the scope **of Section 4(1) of the Planning and Development Act 2000 (as amended).**

With respect to Glenlucan House being a protected structure. Section 57 (1) sees that notwithstanding section 4(1) (h) and any regulations made under Section 4(2), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of –

- (a) The structure
- (b) Any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest

The proposed works are not considered to materially affect the character of the protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, therefore in this instance section Section 57 (1) does not apply and the works are within the remit of Section 4-1(h).

The proposed works are considered to be exempt.

CONSIDERATION:

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

“re-roofing of the existing dwelling (a protected structure) with CEDAL, Rivendale Blue/Black slates as there are significant leaks. Works will include repair to chimney stacks and structural timbers as are required.”

at Glenlucan House, Glenlucan Court, Bray, Co. Wicklow, A98 XW97, is exempted development under the provisions of the Planning & Development Act 2000 (as amended)/ Planning & Development Regulations 2001 (as amended).

It is noted that the above mentioned “CEDAL” slates are later referred in the Architect’s cover letter as “CEDRAL” slates, a brand of fibre cement slates proposed to be used to replace the existing damaged slates (many of which have been covered/encased in bitumen).

The Planning Authority considers that:

In consideration of the above, the proposed development is considered to come within the scope of Section 4-1 (h) as the proposed:

Re-roofing of the existing dwelling (a protected structure) with CEDRAL, Rivendale Blue/Black slates as there are significant leaks. Works will include repair to chimney stacks and structural timbers as are required.

are types of development consisting of the carrying out of works for the maintenance and 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. They are also works to a protected structure which would not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

RECOMMENDATION:

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

Re-roofing of the existing dwelling (a protected structure) with CEDRAL, Rivendale Blue/Black slates as there are significant leaks. Works will include repair to chimney stacks and structural timbers as are required.

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

The Planning Authority considers that the proposal:

Re-roofing of the existing dwelling (a protected structure) with CEDRAL, Rivendale Blue/Black slates as there are significant leaks. Works will include repair to chimney stacks and structural timbers as are required.

is development and is Exempted ~~Development~~ Development

Main Considerations with respect to Section 5 Declaration:

- a) The details submitted with this Section 5 Application on the 06/02/2025;
- b) Sections 2 and 3 of the Planning and Development Act 2000 (as amended);
- c) Section 4(1)(h) of the Planning and Development Act 2000(as amended); and
- d) Section 57(1) of the Planning and Development Act 2000(as amended).

Main Reasons with respect to Section 5 Declaration:

- 1) The proposed works is development;
- 2) The proposed development comes within the scope of Section 4-1(h) of the Planning and Development Act 2000 (as amended) and; *as the works do not materially affect the external appearance of Etukian House so as to render the appearance*
- 3) Section 57(1) does not apply in this case as the works do not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

inconsistent with the character of the structure or of neighbouring structures

Chris Garde

Chris Garde
Executive Planner
Date: 24/02/2025

*Agreed as modified
Foyl to My L82
26/02/25*

*Issue declaration as recommended
Foyl to My L
27/02/25*



**Comhairle Contae Chill Mhantáin
Wicklow County Council**

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

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MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Chris Garde **FROM: Nicola Fleming**
Executive Planner **Staff Officer**

**RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX14/2025**

I enclose herewith application for Section 5 Declaration received completed on 06/02/2025.

The due date on this declaration is 5th March 2025.

Staff Officer
Planning, Economic & Rural Development





Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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MPBA Architects
Mary Anne Parsons
5 Stable Lane
Bray
Co. Wicklow
A98 XC42

7th February 2025

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX14/2025 – Lvse Xincheng Ltd (Guo Bao Zhuang)

A Chara

I wish to acknowledge receipt on 06/02/2025 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 05/03/2025.

Mise, le meas

Nicola Fleming

Staff Officer

Planning, Economic & Rural Development



Nicola Fleming

From: Nicola Fleming
Sent: Friday 7 February 2025 11:58
To: Deirdre Burns
Subject: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended).
Attachments: 190.Section 5 application.pdf; 191.03 Site Location Map (Section 5).pdf; 191.04 Site survey (Section 5).pdf; Report on Glenlucan roof and chimney stacks.pdf

Hi Deirdre,

I enclose herewith application for Section 5 Declaration received completed on 06/02/2025.

The due date on this declaration is 5th March 2025 and Chris Garde is the Planner assigned to this application.

Regards,

Nicola Fleming

Staff Officer

Planning, Economic & Rural Development

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

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

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



Comhairle Chontae Chill Mhantáin
Wicklow County Council

From: Mary-Anne -MPBA [mailto:Mary-Anne@mpbaarchitects.com]
Sent: Thursday 6 February 2025 15:21
To: Siobhan O'Brien; Planning - Planning and Development Secretariat
Subject: Re: Section 57 Declaration application

External Sender - From: (Mary-Anne -MPBA <Mary-Anne@mpbaarchitects.com>)

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Dear Siobhan

Please find attached the Section 5 Application. Please let me know if any further information is required.

Regards

Mary-Anne

Regards

Mary-Anne Parsons (Architect)

B.A.S. BArch MRIAI PG Cert. BP(EED), Architect Accredited in Conservation
5 Stable Lane, Bray, Co. Wicklow. 0872868011

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From: Siobhan O'Brien <SO'Brien@wicklowcoco.ie>
Sent: Thursday 6 February 2025 3:09 pm
To: Mary-Anne -MPBA <Mary-Anne@mpbaarchitects.com>
Subject: RE: Section 57 Declaration application

Good Afternoon,

I wish to refer to your recent Section 57 application in relation to the replacement of the roof covering at Glenlucan House, Glenlucan Court, Bray, Co. Wicklow.

The Planning Authority has considered your application and it would appear, given the specific nature of the proposals, that the request is more appropriate to be dealt with under the Section 5 process.

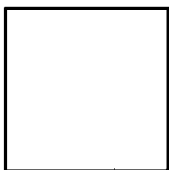
Kind Regards,

Siobhan O'Brien,
Administrative Officer,
Planning

From: Mary-Anne -MPBA [mailto:Mary-Anne@mpbaarchitects.com]
Sent: Monday 6 January 2025 17:18
To: Planning - Planning and Development Secretariat
Subject: Section 57 Declaration application

Dear Sir/Madam

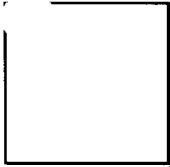
Please find attached request for a Section 57 Declaration in relation to the replacement of the roof covering.



Section 57 Application form, Glenlucan.pdf



191.PL.0005 Site Location Map.pdf



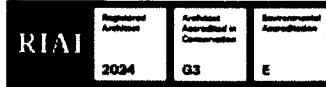
191.Report on Glenlucan roof and chimney stacks.pdf

Regards

Mary-Anne Parsons (Architect) . 087 2868011 . mary-anne@mpbaarchitects.com

B.A.S. BArch MRIAI PG Cert. BP(EED), Architect Accredited in Conservation

mpba architects
architects and project managers



Stable Lane, Bray, Co. Wicklow, A98XC42, www.mpbaarchitects.com

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Wicklow County Council
Planning Department
Wicklow County Council
Plandev@wicklowcoco.ie

6th February 2025

Re: Glenlucan House, Glenlucan Court, Bray, Co. Wicklow, A98 XW97 – Replacement roof

Dear Sir/Madam

Please find attached for a request for a Section 5 Declaration in relation to the re-roofing of Glenlucan House. The property is a protected structure, Ref- B31. The roof structure is a 'U' shaped pitch with a central smaller pitched roof forming a 'U' valley at the central structural walls.



Aerial shot of the whole roof showing the structure

The property has been used as a single dwelling. Maintenance of the roof have been undertaken through a series of patch repairs, including methods which would not be considered best practice from a conservation perspective. Bituminous felt has been used to cover the slates in some cases. Repairs around the chimney stacks and to the valleys have taken place in an attempt to prevent water ingress. Many of the slates have slipped over time.

A structural survey of the roof has been undertaken. There is evidence of sagging in the roof and a poor, uneven roof line. This indicates that there is a requirement for structural repairs to the roof timbers. It is

recommended that the entire roof be stripped, felted, battened and re-slatted to ensure a watertight structure. As part of these works, designed ventilation of the roof timbers and insulation to the attic void will take place.

Due to the previous methods of repair to the roof, it is not possible to save all of the existing natural slates. It is proposed to salvage the slates that can be salvaged. These will be sold to a salvage yard for reuse on more prominent protected structures, as there will be insufficient slates to re-roof the existing structure.

It is proposed to use CEDRAL, Rivendale Blue/Black slates, which are designed to reflect the qualities of a natural slate. This will allow for a uniformity to the roof structure and provide a weathertight roof for many years to come, thus protecting the overall structure.

In addition to the above, we have provided additional photos of the roof to support the need to replace it and repair the chimney stacks.



Poor condition of the main roof and the use of bitumen over the slates



Roof valleys – note the valley on the left which has bitumen on the valley- also note the skylight access to the roof



Flashing repairs around the chimney,



Two long valleys – note the repairs in the valley and around the chimney stack



Slates that have been repaired on the roof. In addition many of the slates have slipped and are broken



Repairs around the hip at the front of the roof and over the ridge with bitumen. These slates are not salvageable



Large cracks in the chimney stack with vegetation growing out of them. These need to be urgently removed and repaired to prevent further water ingress

The above photos show the urgent need for re-roofing of Glenluacan House. Many of the slates have been irreversibly damaged. Water ingress over the years has been dealt with in a piecemeal manner. The house has recently been bought by the applicant and is currently unoccupied. The applicant intends to apply for permission for a multi-unit development within the house.

In the meantime, it is necessary to ensure the overall structure is made watertight to prevent further water damage. While a full replacement of the roof is generally not considered desirable, in this case it is required to repair the structural timbers and preserve the overall protected structure.

Use of non-natural slates such as Rivendale Blue/Black slates is considered appropriate given the built up nature of the dwelling. The roof structure cannot be viewed for a distance and the use of non-natural slates will not take away from the historic and architectural nature of the property. The slates that can be salvaged, will be, and sold to a reputable salvage yard.

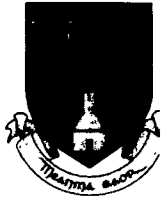
Thanking you in advance for your consideration on this matter. If you require any further information, please do not hesitate contacting me.

Kind Regards

Mary-Anne Parsons.

Mary-Anne Parsons

BAS. BArch., MRIAI, PGCert BP(EED), Enviro.A, Architect accredited in Conservation G3



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: Lvse Xincheng Ltd (Guo Bao Zhuang)
Address of applicant: _____

GLENLUCAN HOUSE, GLENLUCAN COURT, BRAY, CO. WICKLOW, A98
XW97

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

2. Agents Details (Where Applicable)

- (b) Name of Agent (where applicable) MPBA Architects, Mary-Anne Parsons
Address of Agent : 5 Stable Lane, Bray Co Wicklow, A98 XC42

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

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3. Declaration Details

i. Location of Development subject of Declaration _____
GLENLUCAN HOUSE, GLENLUCAN COURT, BRAY, CO WICKLOW,
A98 XW9 _____

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

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

iv. Section 5 of the Planning and Development Act provides that : If any question
arises as to what, in any particular case, is or is not development and is or is
not exempted development, within the meaning of this act, any person may, 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 _____

Re-roofing of the existing dwelling (a protected structure) with CEDAL,
Rivendale Blue/Black slates as there are significant leaks. Works will include
repairs to the chimney stacks and structural timbers as are required. See
separate report _____

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 4(1)(h) of the 2000 Act. _____

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) ? Yes, Ref- B31

- vii. List of Plans, Drawings submitted with this Declaration Application _____
191.03 Site Location Map (Section 5) _____
191.04 Site survey (Section 5) _____
Report on Glenlucan roof and chimney stacks _____

viii. Fee of € 80 Attached ? Will be paid by on request _____

Signed : Mary-Anne Parsons. Dated : 06/02/2025

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.

ADDITIONAL CONTACT INFORMATION

OSi PLACE Map



**Tailte
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ITM 725682.718118

PUBLISHED: 30/11/2024 **ORDER NO.:** 50437137_1

MAP SERIES: 1:1,000 **MAP SHEETS:** 3568-18

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

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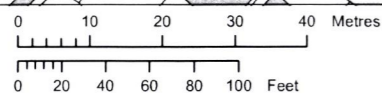
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Rev ID	Change ID	Transmittal Set Name	Issue Date	Modified by	Checked by

Scales @ A3	Project No.
1:1000	190

Client Approval	
<input type="checkbox"/>	A - Approved
<input type="checkbox"/>	B - Approved with Comments
<input type="checkbox"/>	C - Do Not Use

Status	Purpose of Issue
PL	PLANNING DRAWING

Originator	5 Stable Lane, Bray, Co. Wicklow +353 87 2868011 info@mpbaarchitects www.mpbaarchitects.com
mpba architects architects and project managers	

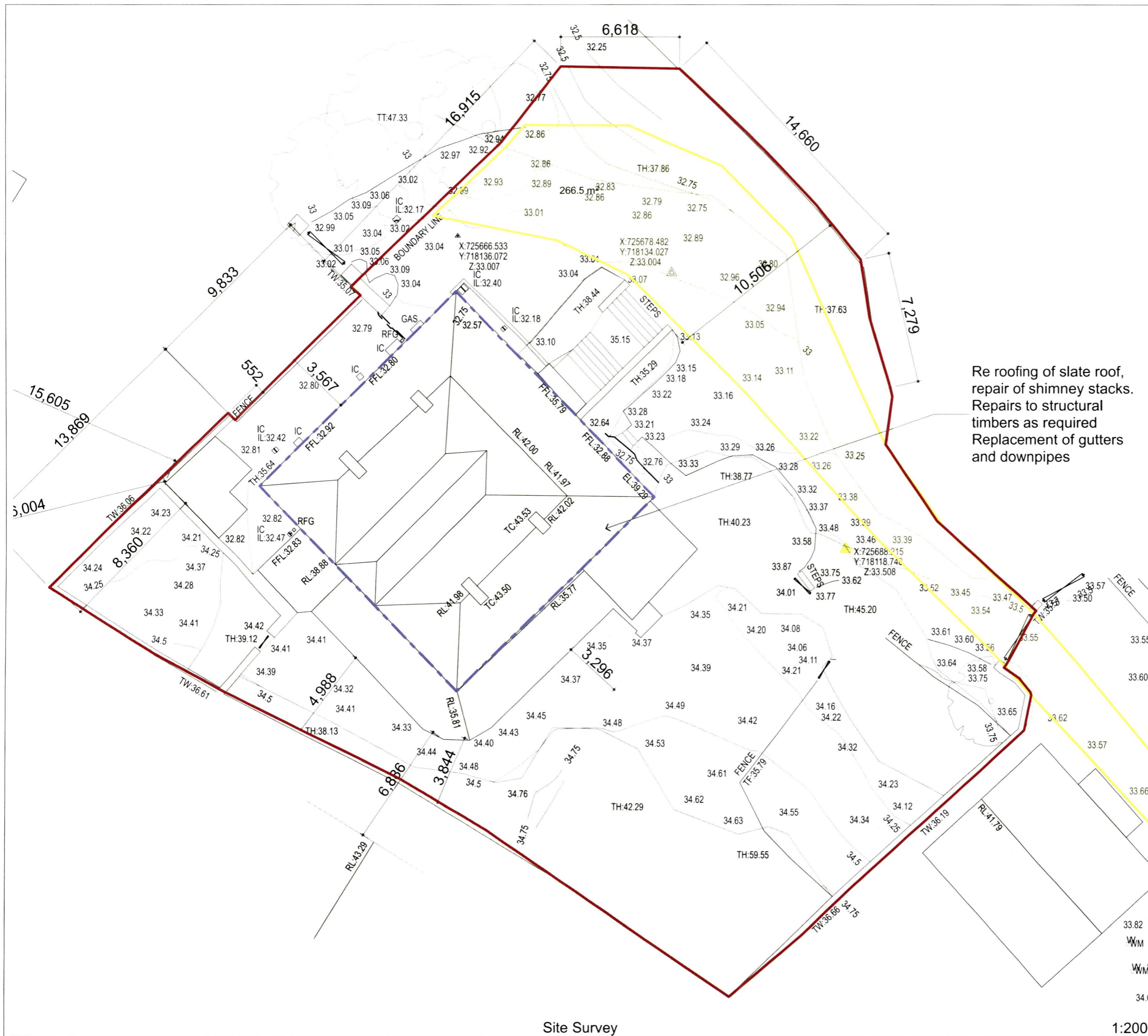
Project
Glenlucan House
Change of Use
Glenlucan House, Glenlucan Court, Bray
Co. Wicklow A98 XW97

Layout Title
Site Location Map (Section 5)

Client
Guo Bao Zhuang

Drawing Number
190

project	originator	role	number	rev
190	Mary-Anne Parsons	A	03	



Site Survey

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Re roofing of slate roof,
 repair of chimney stacks.
 Repairs to structural
 timbers as required
 Replacement of gutters
 and downpipes

Rev ID	Change ID	Transmittal Set Name	Issue Date	Modified by	Checked by

Scales @ A3	Project No.
1:200	190

Client Approval
A - Approved
B - Approved with Comments
C - Do Not Use

Status	Purpose of Issue
PL	PLANNING DRAWING

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Project
Glenlucan House
 Change of Use
 Glenlucan House, Glenlucan Court, Bray
 Co. Wicklow A98 XW97

Layout Title
Site Survey (Section 5)

Client
Guo Bao Zhuang

Drawing Number				
project	originator	role	number	rev
190	Mary-Anne Parsons	A	04	

1:200