



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
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Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco
Suíomh / Website: www.wicklow.ie

Saul Design
4a Seafield Park
Trimlestown (Or)
Owenstown
Dublin
A94 XH72

16 June 2024

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX48/2024

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.

You should note that this Section 5 declaration does not free a developer from his or her responsibilities under other codes or legislation. In this regard, you are notified that any works to a public road or footpath would require a Road Opening Licence subject to the approval of Wicklow County Council.

Is mise, le meas,

ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT





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

Applicant: Roisin & Kristen Hughes

Location: Wentworth House, Novara Avenue, Bray, Co. Wicklow

CHIEF EXECUTIVE ORDER NO. CE/PERD/809/2024

A question has arisen as to whether “to reduce the kerb height/dish the footpath outside of the existing historic vehicular entrance from Wentworth House to Novara Avenue” at Wentworth House, Novara Avenue, Bray, Co. Wicklow is or is not exempted development.

Having regard to:

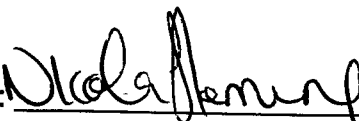
- 1) The details received with this section 5 application (EX48/2024) on the 23rd May 2024
- 2) Sections 2, 3 and 4 of the Planning and Development Act 2000(as amended).
- 3) Section 4(1)(h) of Planning and Development Act 2000 (as amended)
- 4) Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

1. Section 4(1)(h) states that works consisting of the carrying out of works for the alteration of any structure are exempted development so long as the works do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. The works are minor and the works would not affect the external appearance of the footpath. The appearance of the resulting footpath would be consistent with other footpaths in this surrounding area. Therefore the works would be exempt under Section 4(1)(h).
2. Schedule 2, Part 01, Class 13 of the Planning and Development Regulations 2001 (as amended) relates to works to a private road. The footpath is part of the public road and therefore this class does not apply.

The Planning Authority considers that “to reduce the kerb height/dish the footpath outside of the existing historic vehicular entrance from Wentworth House to Novara Avenue” at Wentworth House, Novara Avenue, Bray, Co. Wicklow is development and is exempted development

Signed:


ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated  June 2024



WICKLOW COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/809/2024

Reference Number: EX48/2024

Name of Applicant: Roisin & Kristen Hughes

Nature of Application: Section 5 Referral as to whether or not "to reduce the kerb height/dish the footpath outside of the existing historic vehicular entrance from Wentworth House to Novara Avenue" is or is not development and is or is not exempted development.

Location of Subject Site: Wentworth House, Novara Avenue, Bray, Co. Wicklow

Report from Aisling McNamara, EP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "to reduce the kerb height/dish the footpath outside of the existing historic vehicular entrance from Wenworth House to Novara Avenue" at Wentworth House, Novara Avenue, Bray, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Having regard to:

1. The details received with this section 5 application (EX48/2024) on the 23rd May 2024
2. Sections 2, 3 and 4 of the Planning and Development Act 2000(as amended).
3. Section 4(1)(h) of Planning and Development Act 2000 (as amended)
4. Planning and Development Regulations 2001 (as amended)

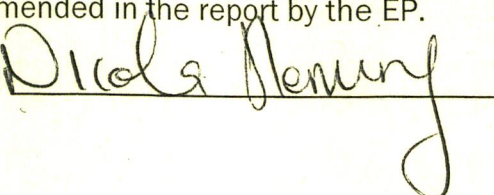
Main Reason with respect to Section 5 Declaration:

1. Section 4(1)(h) states that works consisting of the carrying out of works for the alteration of any structure are exempted development so long as the works do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. The works are minor and the works would not affect the external appearance of the footpath. The appearance of the resulting footpath would be consistent with other footpaths in this surrounding area. Therefore the works would be exempt under Section 4(1)(h).
2. Schedule 2, Part 01, Class 13 of the Planning and Development Regulations 2001 (as amended) relates to works to a private road. The footpath is part of the public road and therefore this class does not apply.

Recommendation:

The Planning Authority considers that "to reduce the kerb height/dish the footpath outside of the existing historic vehicular entrance from Wenworth House to Novara Avenue" at Wentworth House, Novara Avenue, Bray, Co. Wicklow "is development and is exempted development as recommended in the report by the EP.

Signed

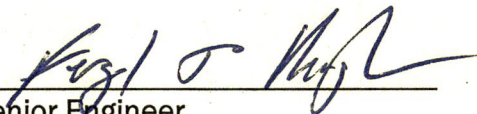


Dated 12th day of June 2024

ORDER:

I HEREBY DECLARE:

That "to reduce the kerb height/dish the footpath outside of the existing historic vehicular entrance from Wenworth House to Novara Avenue" at Wentworth House, Novara Avenue, 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 ~~14~~¹⁵ day of June 2024



WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT

Section 5 – Application for declaration of Exemption Certificate

REF: EX48/2024
NAME: ROISIN AND KRISTEN HUGHES
DEVELOPMENT: DROPPING KERB AND ALTERATIONS TO FOOTPATH
LOCATION: WENTWORTH HOUSE, NOVARA AVENUE, BRAY

The site:
Existing 2 storey semi detached period house, Bray

Planning History:
None on iplan

Question:
The applicant has applied to see whether or not the following is or is not exempted development:

- To reduce the kerb height / dish the footpath outside of the existing historic vehicular entrance from Wentworth House to Novara Avenue

Legislative Context:
Planning and Development Act, 2000 (as amended):

Section 2

“development” has the meaning assigned to it by section 3, and “develop” shall be construed accordingly;

“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, and (b) in relation to a protected structure or proposed protected structure, includes— (i) the interior of the structure, (ii) the land lying within the curtilage of the structure, (iii) any other structures lying within that curtilage and their interiors, and (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);

“use”, in relation to land, does not include the use of the land by the carrying out of any works thereon;

“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(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)(e): development consisting of the carrying out by a local authority of any works required for the construction of a new road or the maintenance or improvement of a road;

Section 4(1)(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;

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 4 (4) Notwithstanding *paragraphs (a), (i), (ia) and (l) of subsection (1)* and any regulations under *subsection (2)*, development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

-Planning and Development Regulations, 2001 (as amended):

Article 6(1) states that certain classes of development which are specified in Schedule 2 shall be exempted development for the purposes of the Act, subject to compliance with any associated conditions and limitations;

Article 9(1)(a) details a number of circumstances under which the development to which Article 6 relates shall not be exempted development for the purposes of the Act

Schedule 2, Part 1, Exempted Development - General

Sundry Works

CLASS 13 The repair or improvement of any private street, road or way, being works carried out on land within the boundary of the street, road or way, and the construction of any private footpath or paving.

The width of any such private footpath or paving shall not exceed 3 metres.

Assessment:

The owners of the existing dwelling house Wentworth House propose to undertake works to the existing public footpath which involves alteration to the footpath and dishing of the kerb to allow vehicular access via an existing vehicular gate.

Wentworth House is a historic property, however it is not a protected structure and the dwelling is not within an ACA. The gates are existing and are historic in nature and provide access to a right of way between Wentworth House and the next property to the north.

The works are to the footpath, which is part of the public road and therefore the works are outside of the curtilage of the house.

The Planning and Development Act 2000 (as amended) sets out the definition of 'development'.

It is proposed to carry out an act of 'alteration' to the footpath and therefore 'works' are proposed.

The proposal involves the carrying out of works and therefore 'development' is being carried out.

The question is now whether this constitutes 'exempted development'.

Categories of exempted development are set out in Section 4(1) of the Act.

It is considered that the works would not fall under category Section 4(1)(e). The works are not proposed by the local authority.

Section 4(1)(h) states that works consisting of the carrying out of works for the alteration of any structure are exempted development so long as the works do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. The works are minor and the works would not affect the external appearance of the footpath. The appearance of the resulting footpath would be consistent with other footpaths in this surrounding area. Therefore the works would be exempt under Section 4(1)(h).

The Regulations set out categories that are exempt development. Schedule 2 sets out classes of development that are exempt. Under 'sundry works', Class 13 relates to works to a private road or footpath. This footpath is part of the public road and therefore class 13 does not apply.

Appropriate Assessment

Having regard to the nature, scale and location of the proposed development and the lack of pathways between the proposed development and the Natura 2000 site network, it is considered that there would not be a likely significant effect on a Natura 2000 site in combination with other plans or projects.

EIA

Not a type of 'project' and therefore does not fall within the scope of EIA.

Recommendation:

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether the following is or is not exempted development:

- To reduce the kerb height / dish the footpath outside of the existing historic vehicular entrance from Wentworth House to Novara Avenue

The Planning Authority considers that:

- To reduce the kerb height / dish the footpath outside of the existing historic vehicular entrance from Wentworth House to Novara Avenue

IS development and IS exempted development

Main Considerations with respect to Section 5 Declaration:

- The details received with this section 5 application (EX48/2024) on the 23rd May 2024
- Sections 2, 3 and 4 of the Planning and Development Act 2000(as amended).
- Section 4(1)(h) of Planning and Development Act 2000 (as amended)
- Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

- Section 4(1)(h) states that works consisting of the carrying out of works for the alteration of any structure are exempted development so long as the works do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. The works are minor and the works would not affect the external appearance of the footpath. The appearance of the resulting footpath would be consistent with other footpaths in this surrounding area. Therefore the works would be exempt under Section 4(1)(h).
- Schedule 2, Part 01, Class 13 of the Planning and Development Regulations 2001 (as amended) relates to works to a private road. The footpath is part of the public road and therefore this class does not apply.

***Attach advice note to the applicant as follows:

You should note that this Section 5 declaration does not free a developer from his or her responsibilities under other codes or legislation. In this regard, you are notified that any works to a public road or footpath would require a Road Opening Licence subject to the approval of Wicklow County Council.

A MacGabhainn
Ex Pt.

06.06.2024

Issue declaration as recommended
add cover letter re ROL etc,
so that Applicant is clear that
the SS doesn't obviate the need
for other consents



Comhairle Contae Chill Mhantáin
Wicklow County Council

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MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Aisling McNamara
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).
EX48/2024

I enclose herewith application for Section 5 Declaration received 23rd May 2024.

The due date on this declaration is 19th June 2024.



Staff Officer
Planning Development & Environment





COMHAIRLE CONTAE CHILL Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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Saul Design Ltd
4a Seafield Park
Timestown (Or)
Owenstown
Dublin
A94 XH72

28th May 2024

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX48/2024 for Roisin & Kristen Hughes

A Chara

I wish to acknowledge receipt on 23/05/2024 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 19/06/2024.

Mise, le meas

Nicola Fleming
Staff Officer
Planning, Economic & Rural Development



17.05.2023

Bray Municipal District
Planning Department
Wicklow County Council,
County Buildings
Whitegates,
Wicklow Town.

RECEIVED 23 MAY 2024

Re: Wentworth House, Novara ave, Bray, Co Wicklow A98WR59

WICKLOW COUNTY COUNCIL Section 5 Application for dishing of footpath outside of existing, historic vehicular entrance onto Novara avenue

We are writing to submit a Section 5 Application, on behalf of our clients Roisin and Kristen Hughes for the proposed changes to the section of footpath directly outside of their existing entrance gate.

We seek clarification as to whether planning permission is required to reduce the kerb height / introduce a dished section of footpath outside of the existing historic vehicular entrance gate from Wentworth house onto Novara avenue. In the attached drawings this gate is labelled GATE 02.



Image A: View of GATE 02 from Novara avenue

The footpath outside of this gate is not dished even though the gates and perimeter wall construction are historic fabric. We have sought clarification on this matter from the Council but have been advised to submit a Section 5 application in order to clarify. Since recently purchasing the property the owners initially used the smaller entrance gate which has large stone pillars either side and is labelled GATE 01 in the attached drawings.



Image B: View of GATE 01 from Novara avenue

The width, visibility on the bend and angle of entry through this gate are extremely challenging and as a result the owners of the property have been using the wider gate GATE 02 as their primary vehicular entrance. The height of the kerb is proving problematic and they wish for this to be dishd.

We have carefully considered the justification for this modification, and we would propose that the use of the gate is established due to the historic nature of the property and as such should have a dishd kerb within the footpath immediately outside of it. The house, boundary wall and gates all date from 1894 when the house was constructed and are consistent with the language and pattern of the adjacent Victorian properties along Sidmonton road and Novara avenue. In addition the adjoining property Ferndale, Novara avenue retains a right of way access through the gate in question and to the rear of the property of Wentworth house which further establishes this gate as an entrance way which would require a dishd kerb.

We had sought guidance from your colleagues within the planning department in Wicklow County Council and in Bray Municipal District, but they informed us that even though the entrance gate is existing that it was unclear if the works would require Planning Permission and therefore were advised to seek a Section 5 exemption.

Please find enclosed the necessary documentation for this Section 5 Application. The application includes an OSI Site location map, Site layout maps showing the context of adjoining streets, Contiguous Street Elevations of the proposed and existing clearly stating that the extent of works is just to dish the footpath,

ENCLOSED DOCUMENTATION:

Completed Section 05 Application Form

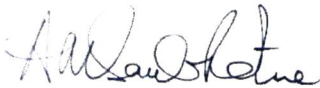
Required Drawings:

<i>S0001:</i>	<i>EXISTING Site location map</i>	<i>1:1000 @A3</i>
<i>S1000:</i>	<i>EXISTING Site layout map</i>	<i>1:250 @A3</i>
<i>P1000:</i>	<i>PROPOSED Site layout map</i>	<i>1:250 @A3</i>
<i>S2000:</i>	<i>EXISTING Contiguous street elevation and Site plan of entrance</i>	<i>1:250 @A3</i>
<i>P2000:</i>	<i>EXISTING & PROPOSED Boundary wall elevation, PROPOSED plan showing location of dishd footpath</i>	<i>1:100 @A3</i>

We would consider that dishing the footpath outside of Gate 02 would not require Planning Permission due to the established use of the gate, the right of way through the gate and its clearly historic nature. We value the guidance and expertise of Wicklow City Council and are eager to cooperate with the planning department throughout this process. If there are any additional documents or information required to facilitate the application review, please do not hesitate to contact me at 085 7144110 or elish@sauldesign.ie & annemarie@sauldesign.ie.

We look forward to your response.

Kind Regards,



Anne-Marie Saul Rotne
Director
SaulDesign

Wicklow County Council
County Buildings
Wicklow
0404-20100

28/05/2024 15:27:00

Receipt No L1/0/329836

EILISH BEIRNE
11 ARAVAN COURT
MEATH ROAD
BRAY
CO WICKLOW

EXEMPTION CERTIFICATES	10 00
GOODS	10 00
VAT Exempt/Non-vatable	

Total 10 00 EUR

Tendered
Credit Card 10 00
BALANCE FOR PREVIOUS PAYMENT

Change 0 00

Issued By Cashier5MW
From Customer Service Hub
Vat reg No 0015233H

Wicklow County Council
County Buildings
Wicklow
0404-20100

23/05/2024 11 19 57

Receipt No L1/0/329626

ANNMAIRE SOUL
4A TRIMELS TOWN
SEAFIELD PARK
CO DUBLIN

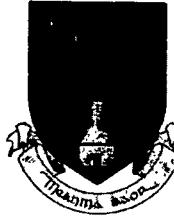
EXEMPTION CERTIFICATES	70 00
GOODS	70 00
VAT Exempt/Non-vatable	

Total	70 00 EUR
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Tendered	
Credit Card	70 00

Change	0 00
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Wicklow County Council
County Buildings
Wicklow
Co Wicklow
Telephone 0404 20148
Fax 0404 69462

Office Use Only

Date Received _____

Fee Received _____

RECEIVED 23 MAY 2024

**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: *Roisin and Kristen Hughes*
Address of applicant: *Wentworth House, Novara ave, Bray, Co Wicklow*

2. Agents Details (Where Applicable)

- (b) Name of Agent: *Saul Design Ltd*
Address of Agent: *4a Seafield Park, Trimleston (Or) Owenstown, Dublin A94XH72*

3. Declaration Details

- i. Location of Development subject of Declaration:
Wentworth House, Novara ave, Bray, Co Wicklow
- ii. Are you the owner and/or occupier of these lands at the location under i. above ?
Yes
- iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier
N/A

- 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

We seek clarification as to whether planning permission is required to reduce the kerb height / introduce a dished section of footpath outside of the existing historic vehicular entrance gate from Wentworth house onto Novara avenue.

The footpath outside of this gate is not dished even though the gates and perimeter wall construction are historic fabric. We have sought clarification on this matter from the Council but have been advised to submit a Section 5 application in order to clarify. Since recently purchasing the property the owners initially used the smaller entrance gate which has large stone pillars either side and is labelled GATE 01 in the attached drawings.

The width, visibility on the bend and angle of entry through this gate are extremely challenging and as a result the owners of the property have been using the wider gate GATE 02 as their primary vehicular entrance. The height of the kerb is proving problematic and they wish for this to be dished.

- v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration

Schedule 2, Part 01, Class 13: The repair or improvement of any private street, road or way, being works carried out on land within the boundary of the street, road or way, and the construction of any private footpath or paving.

- 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

<i>S0001:</i>	<i>EXISTING Site location map</i>	<i>1:1000 @A3</i>
<i>S1000:</i>	<i>EXISTING Site layout map</i>	<i>1:250 @A3</i>
<i>P1000:</i>	<i>PROPOSED Site layout map</i>	<i>1:250 @A3</i>
<i>S2000:</i>	<i>EXISTING Contiguous street elevation and Site plan of entrance</i>	<i>1:250 @A3</i>
<i>P2000:</i>	<i>EXISTING & PROPOSED Boundary wall elevation, PROPOSED plan showing location of dished footpath</i>	<i>1:100 @A3</i>
<i>Cover Letter</i>		<i>NTS @ A4</i>

- viii. Fee of € 80 Attached
Fee will be paid over the phone

Signed : Eilish Beirne
Dated : 17th May 2024

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
NOT TO BE MADE AVAILABLE WITH APPLICATION

NOTE
 ALL DIMENSIONS TO BE CHECKED ON SITE
 NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
 RELEVANT CONSULTANT'S DRAWINGS



1 SITE LOCATION MAP
 SCALE 1:1000

REV	DATE	SECTION APPLICATION	REV	BY

SECT 5 PLANNING

SaulDesign. Architecture & Interiors
 45 Seafield Park, Booterstown Co. Dublin, A94 JH12
 T +353 872597899
 info@sauldesign.ie www.sauldesign.ie

CLIENT
KRISTEN & ROISIN HUGHES
 PROJECT
**WENTWORTH HOUSE
 NOVARA AVENUE**

JOB NUMBER: _____
 DATE: 12.04.2014
 SCALE: 1:1000 @A3
 DRAWN: NV
 CHECKED: EB
 FILE NAME: Wentworth house - Section 5.FINAL

EXISTING
 SITE LAYOUT




BLOCK	DRAWING NUMBER	ZONE	REVISION
	S0001		A

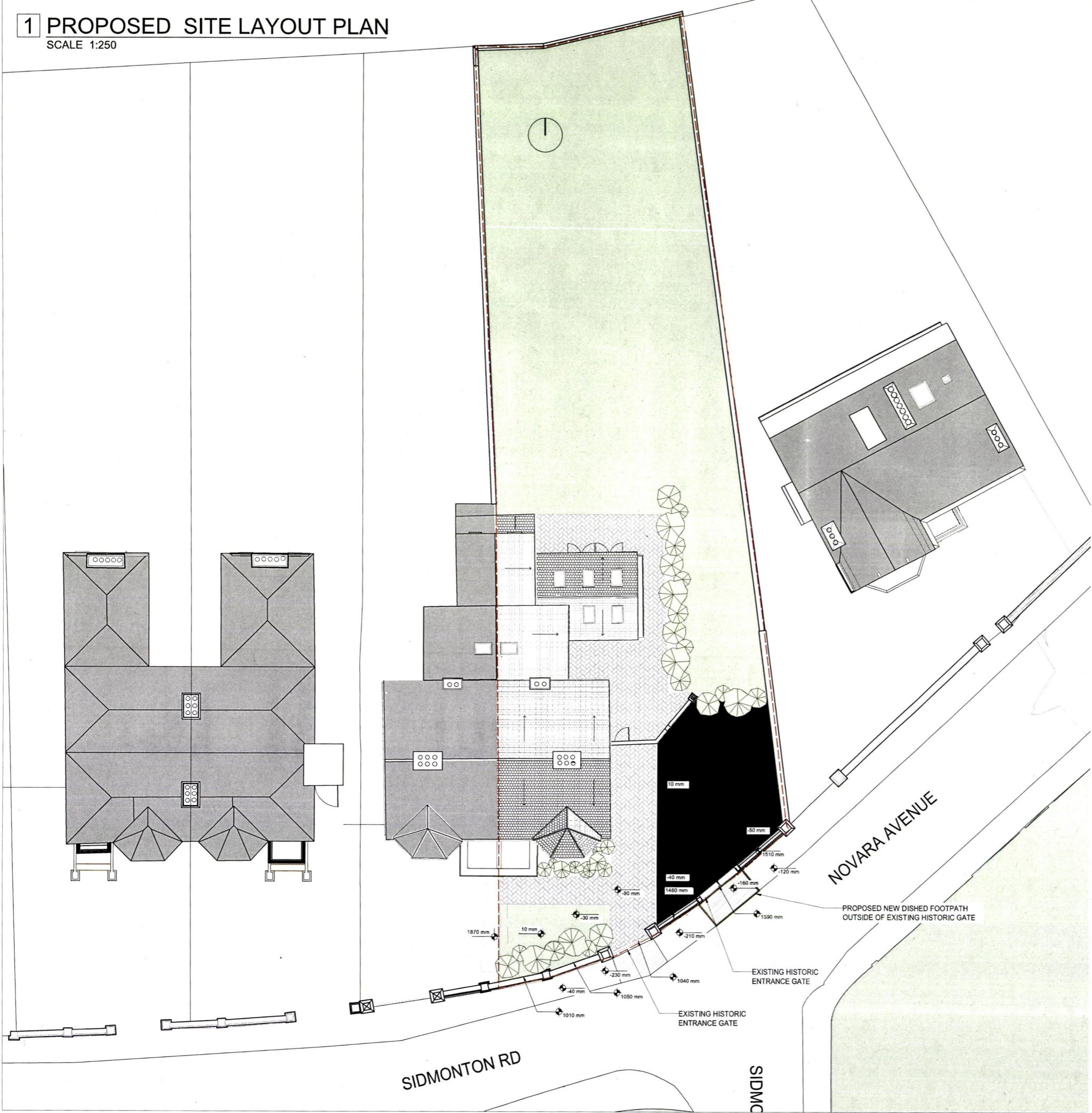
COPYRIGHT

1 PROPOSED SITE LAYOUT PLAN

SCALE 1:250

NOTE
ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
RELEVANT CONSULTANTS DRAWINGS

KEY PROPOSED DRAWINGS	
	SITE BOUNDARY
	AREA OF PROPOSED NEW DISHED FOOTPATH TO EXISTING GATE
	AREA OF EXISTING DISHED FOOTPATH TO EXISTING GATE



SK01	120424	SECTION 5 APPLICATION	ER	NV
REV.	DATE	DESCRIPTION	CHKD	DRN

SECT 5 PLANNING

SaulDesign. Architecture & Interiors
4a Seafield Park, Booterstown Co. Dublin, A94 XH72
T +353 872597899
info@sauldesign.ie www.sauldesign.ie

CLIENT
KRISTEN & ROISIN HUGHES

PROJECT
**WENTWORTH HOUSE
NOVARA AVENUE**

JOB NUMBER: _____
DATE: 12.04.2014
SCALE: 1:250 @A3
DRAWN: NV
CHECKED: ER
FILE NAME: Wentworth house - Section 5-FINAL

DRAWING
**PROPOSED
SITE LAYOUT**

BLOCK	DRAWING NUMBER	ZONE	REVISION
	P1000.		A

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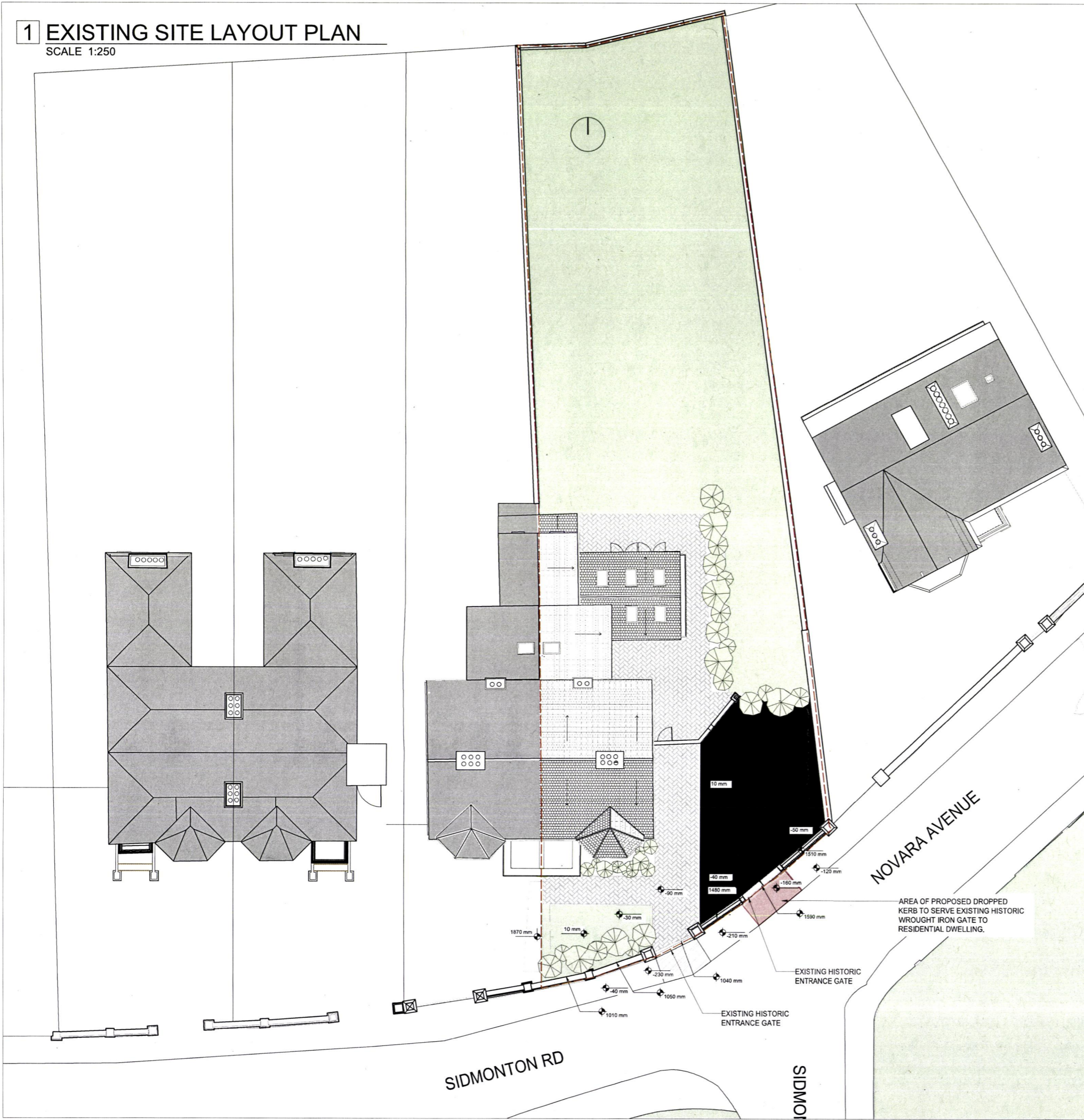
1 EXISTING SITE LAYOUT PLAN

SCALE 1:250

NOTE
ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
RELEVANT CONSULTANTS DRAWINGS

KEY EXISTING DRAWINGS

- SITE BOUNDARY
- AREA OF EXISTING FOOTPATH TO BE ALTERED
- AREA OF EXISTING DISHED FOOTPATH TO EXISTING GATE



NO	DATE	SECTION 5 APPLICATION	BY	NO
REV	DATE	DESCRIPTION	CHKD	DRN

SECT 5 PLANNING

SaulDesign. Architecture & Interiors

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T +353 872597899
info@sauldesign.ie www.sauldesign.ie

CLIENT
KRISTEN & ROISIN HUGHES

PROJECT
**WENTWORTH HOUSE
NOVARA AVENUE**

JOB NUMBER: _____
DATE: 12.04.204
SCALE: 1:250 @A3
DRAWN: NV
CHECKED: EB
FILE NAME: Wentworth house - Section 5-FINAL

DRAWING
**EXISTING
SITE LAYOUT**

BLOCK	DRAWING NUMBER	ZONE	REVISION
	S 1000		A

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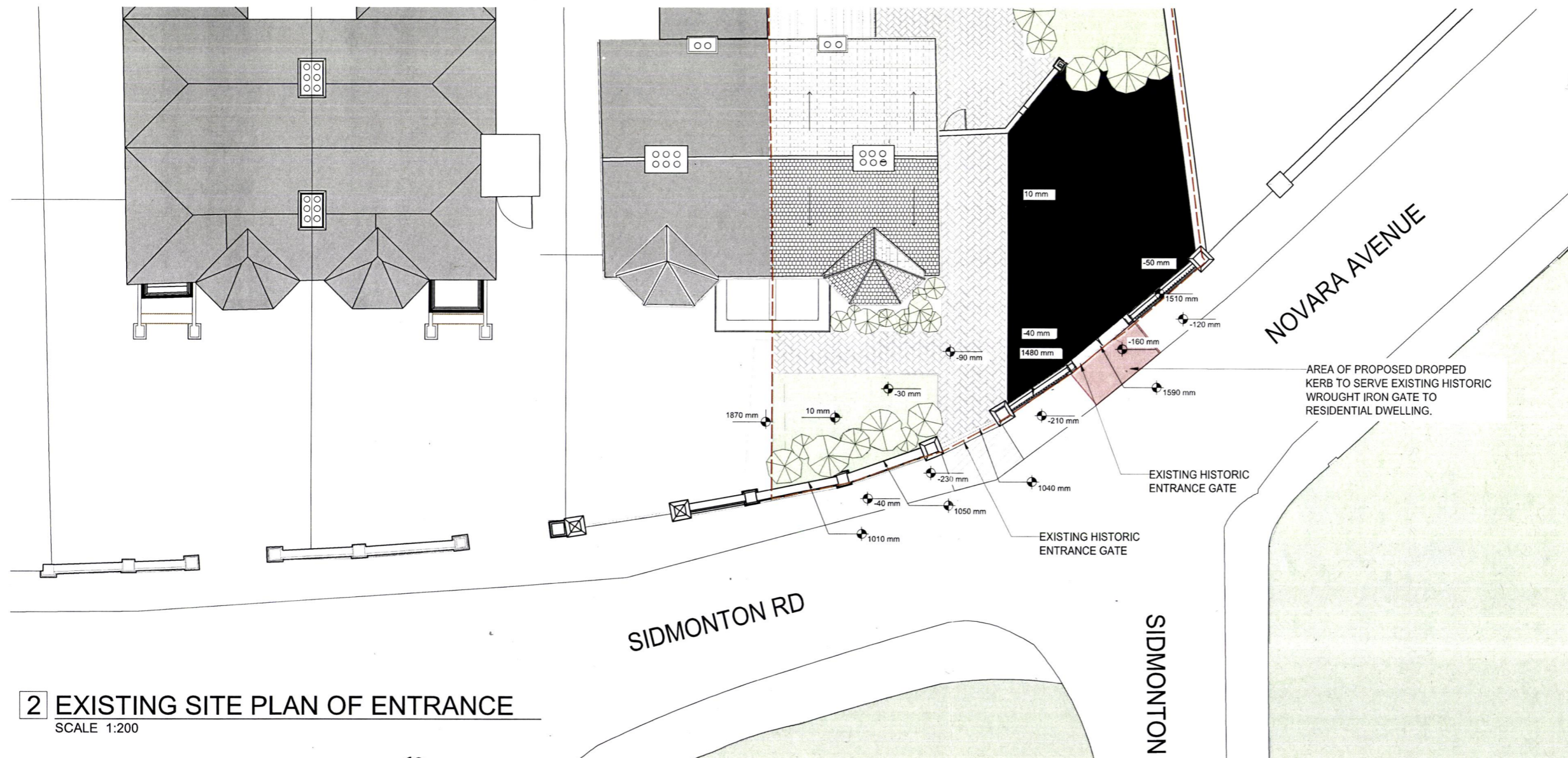


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RELEVANT CONSULTANTS DRAWINGS

KEY EXISTING DRAWINGS	
	SITE BOUNDARY
	AREA OF EXISTING FOOTPATH TO BE ALTERED
	AREA OF EXISTING DISHED FOOTPATH TO EXISTING GATE

1 EXISTING CONTIGUOUS STREET ELEVATION

SCALE 1:200



2 EXISTING SITE PLAN OF ENTRANCE

SCALE 1:200

NO	DATE	SECTION APPLICATION	BY	NO
SK01	12/04/24		ER	NV
REV	DATE	DESCRIPTION	CHKD	DRN

SECT 5 PLANNING

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PROJECT
WENTWORTH HOUSE
NOVARA AVENUE

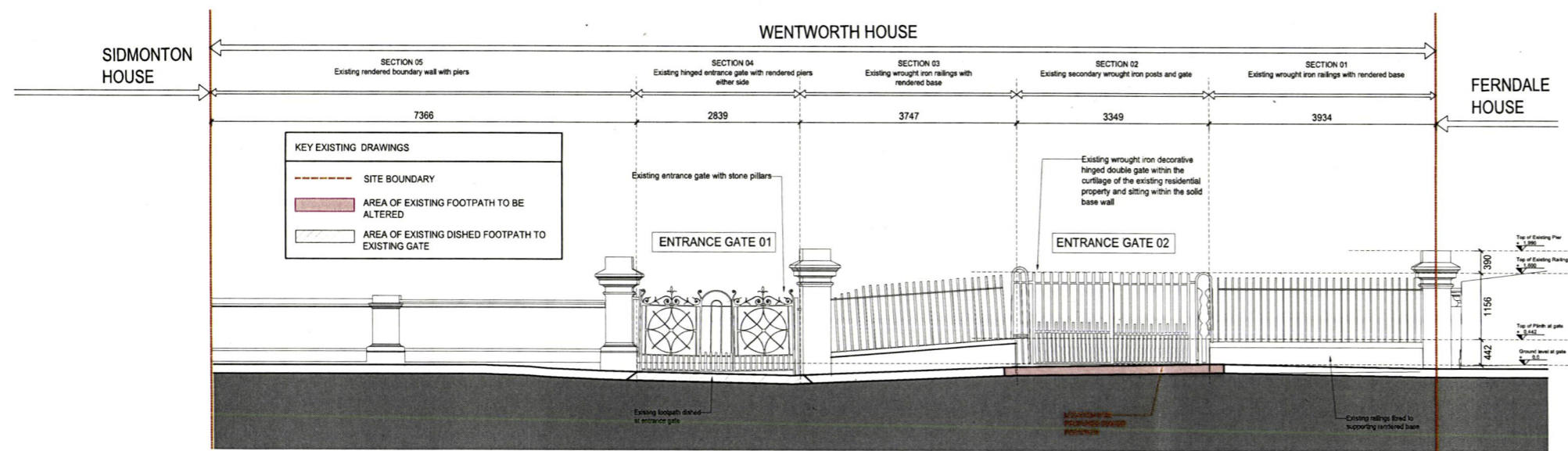
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	12.04.2024	1:200 @A3	NV	ER	Wentworth house - Section 5-FINAL

DRAWING
EXISTING
CONTIGUOUS STREET ELEVATION
+ SITE PLAN OF ENTRANCE

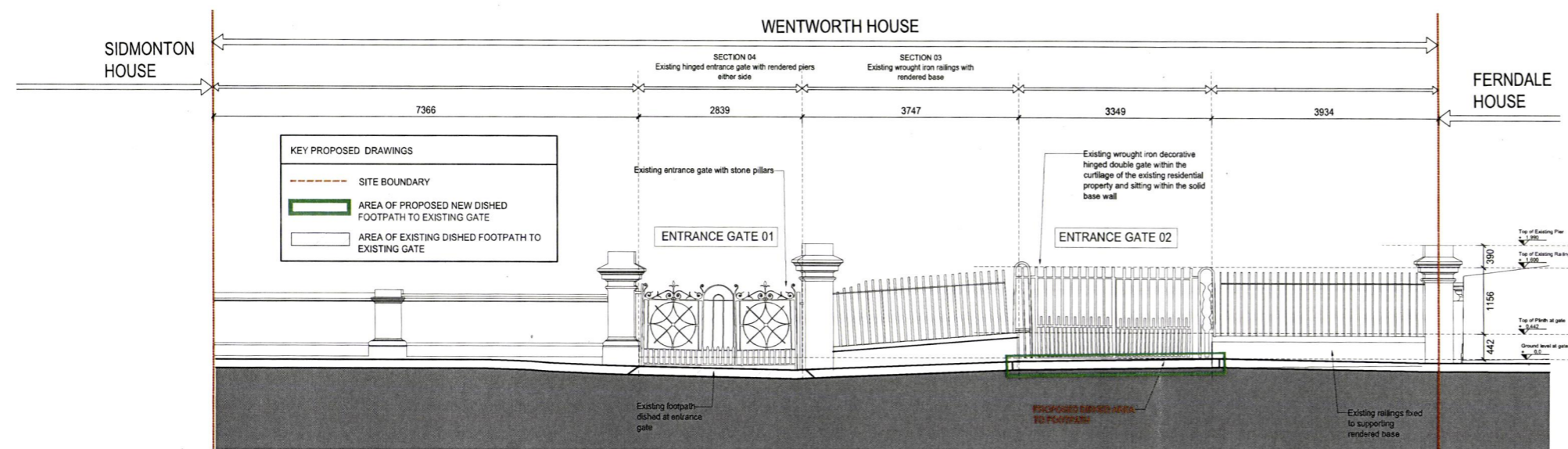
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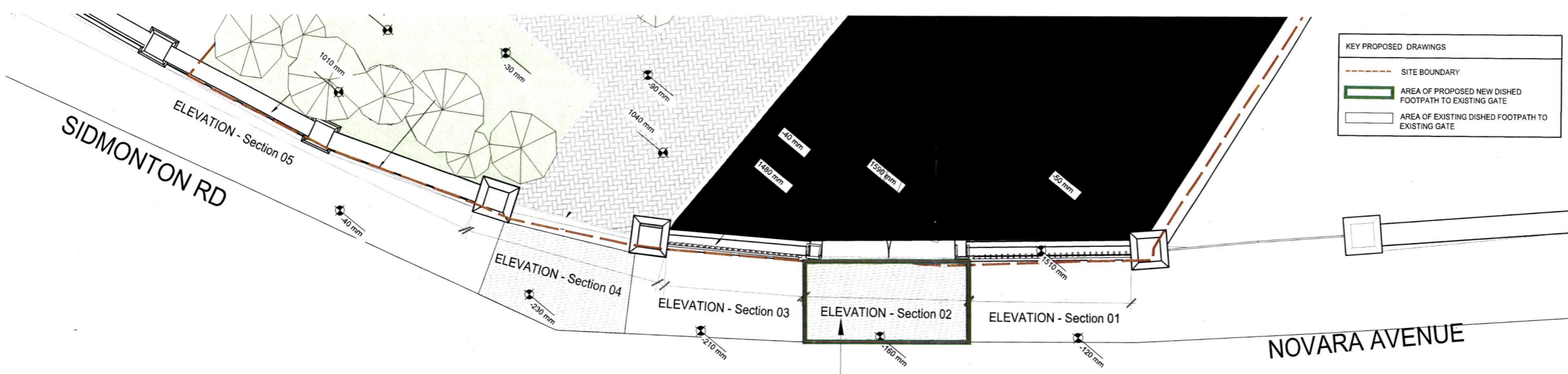
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1 EXISTING - SECTIONAL ELEVATIONS OF GATE AND FENCE
SCALE 1:100



1 PROPOSED - SECTIONAL ELEVATIONS OF EXISTING GATE AND FENCE SHOWING PROPOSED DISHED FOOTPATH
SCALE 1:100



2 LOCATION OF PROPOSED DISHED KERB TO FOOTPATH
SCALE 1:100

NOTE
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REV	DATE	DESCRIPTION	CHKD	DRN
SK02	23/05/24	SECTION 5 APPLICATION	EB	NV
SK01	12/04/24	SECTION 5 APPLICATION	EB	NV

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CLIENT
KRISTEN & ROISIN HUGHES
PROJECT
WENTWORTH HOUSE
NOVARA AVENUE

JOB NUMBER:
DATE 12.04.204
SCALE 1:100 @A3
DRAWN NV
CHECKED EB
FILE NAME Wentworth house - Section 5-FINAL

DRAWING
**EXISTING AND PROPOSED
BOUNDARY WALL ELEVATION
PLAN OF PROPOSED DISHING**

BLOCK DRAWING NUMBER ZONE REVISION

P 2000 B

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