

COMHAIRLE CONTAE CHILL MCHANTÁIN
WICKLOW COUNTY COUNCIL

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

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

23rd December 2024

CDP Architecture
4 the Mall
Main Street
Lucan Village
Co. Dublin
K78 V9R6

RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) - EX105/2024 for Beakonbell Ltd

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

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

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

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

Applicant: Beakonbell Limited

Location: Rockingham, Newcastle Road, Co. Wicklow

Reference Number: EX105/2024

CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1505

Section 5 Declaration as to whether:-

- (i) change of use of existing studio & workshop to a 1 bed residential unit (Unit 1),
 - (ii) change of use of existing studio & workshop to a 2 bed residential unit (Unit 2),
 - (iii) change of use of existing workshop/studio & offices to a 2 bed residential unit (Unit 3A),
 - (iv) change of use of existing exhibition/cafe/gallery/kitchen and offices to a 3 bed residential unit (Unit 3B),
 - (v) change of use of existing studio workshop to a 3 bed residential unit (Unit 7),
 - (vi) change of use of existing Library/Retail & offices to a 2 bed residential unit (unit 8A),
 - (vii) change of use of existing Library/Retail & offices to a 3 bed residential unit (Unit 8B)
- all with associated necessary site work and minor internal modifications

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

Having regard to:

- a) The details submitted with the Section 5 Declaration.
- b) The planning history of the site.
- c) Sustainable Urban Housing : Design Standards for New Apartments : Guidelines for Planning Authorities: DOE: December 2022
- d) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- e) Article 5, Article 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 offices/workshops/workshop-studios/library/café/retail to residential would come within the definition of development as provided for under Section 3 of the Planning and Development Act 2000 (as amended) as it would result in a material change of use.
- ii. The conversion would not come within the provisions of Article 10 (6), as the existing uses do not all fall within Class 1, Class 2, Class 3, Class 6 or Class 12 of Schedule



2 : Part 4 of the Planning and Development Regulations 2001 (as amended). 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.

- iii. Insufficient details have been submitted to confirm compliance with parts (c)(iii) and (d)(i) of Article 10(6).
- iv. Units 1, 2, 3A, 3B, 7, 8A & 8B would not be in compliance with part (d)(vi) of Article 10(6) and Unit 1 would not be in compliance with part (d)(vii) of Article 10(6).

The Planning Authority considers that:-

- (i) change of use of existing studio & workshop to a 1 bed residential unit (Unit 1),
- (ii) change of use of existing studio & workshop to a 2 bed residential unit (Unit 2),
- (iii) change of use of existing workshop/studio & offices to a 2 bed residential unit (Unit 3A),
- (iv) change of use of existing exhibition/cafe/gallery/kitchen and offices to a 3 bed residential unit (Unit 3B),
- (v) change of use of existing studio workshop to a 3 bed residential unit (Unit 7),
- (vi) change of use of existing Library/Retail & offices to a 2 bed residential unit (unit 8A),
- (vii) change of use of existing Library/Retail & offices to a 3 bed residential unit (Unit 8B) all with associated necessary site work and minor internal modifications all at Rockingham, Newcastle Road, Co. Wicklow **is development and is NOT exempted development** within the meaning of the Planning & Development Act 2000 (as amended).

Signed:



ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated ^{23rd} December 2024

WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)

SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1505

Reference Number: EX105/2024

Name of Applicant: Beakonbell Limited

Nature of Application: Section 5 Declaration request as to whether or not: -

- (i) change of use of existing studio & workshop to a 1 bed residential unit (Unit 1),
- (ii) change of use of existing studio & workshop to a 2 bed residential unit (Unit 2),
- (iii) change of use of existing workshop/studio & offices to a 2 bed residential unit (Unit 3A),
- (iv) change of use of existing exhibition/cafe/gallery/kitchen and offices to a 3 bed residential unit (Unit 3B),
- (v) change of use of existing studio workshop to a 3 bed residential unit (Unit 7),
- (vi) change of use of existing Library/Retail & offices to a 2 bed residential unit (unit 8A),
- (vii) change of use of existing Library/Retail & offices to a 3 bed residential unit (Unit 8B)

all with associated necessary site work and minor internal modifications

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

Location of Subject Site: Rockingham, Newcastle Road, Co. Wicklow

Report from Suzanne White, SEP

Having regard to:

- a) The details submitted with the Section 5 Declaration.
- b) The planning history of the site.
- c) Sustainable Urban Housing : Design Standards for New Apartments : Guidelines for Planning Authorities: DOE: December 2022
- d) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- e) Article 5, Article 10 (6), and Schedule 2 : Part 4 of the Planning and Development Regulations 2001 (as amended).

Main Reason with respect to Section 5 Declaration:

- i. The conversion of existing offices/workshops/workshop-studios/library/café/retail to residential would come within the definition of development as provided for under Section 3 of the Planning and Development Act 2000 (as amended) as it would result in a material change of use.
- ii. The conversion would not come within the provisions of Article 10 (6), as the existing uses do not all fall within Class 1, Class 2, Class 3, Class 6 or Class 12 of Schedule 2 : Part 4 of the Planning and Development Regulations 2001 (as amended). 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.
- iii. Insufficient details have been submitted to confirm compliance with parts (c)(iii) and (d)(i) of Article 10(6).
- iv. Units 1, 2, 3A, 3B, 7, 8A & 8B would not be in compliance with part (d)(vi) of Article 10(6) and Unit 1 would not be in compliance with part (d)(vii) of Article 10(6).

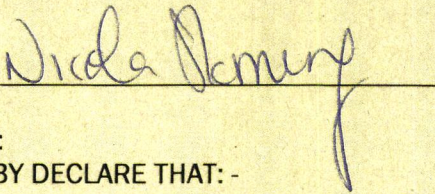
Recommendation:

The Planning Authority considers that

- (i) change of use of existing studio & workshop to a 1 bed residential unit (Unit 1),
- (ii) change of use of existing studio & workshop to a 2 bed residential unit (Unit 2),
- (iii) change of use of existing workshop/studio & offices to a 2 bed residential unit (Unit 3A),
- (iv) change of use of existing exhibition/cafe/gallery/kitchen and offices to a 3 bed residential unit (Unit 3B),
- (v) change of use of existing studio workshop to a 3 bed residential unit (Unit 7),
- (vi) change of use of existing Library/Retail & offices to a 2 bed residential unit (unit 8A),
- (vii) change of use of existing Library/Retail & offices to a 3 bed residential unit (Unit 8B)

all with associated necessary site work and minor internal modifications all at Rockingham, Newcastle Road, Co. Wicklow is development and is NOT exempted development as recommended in the report by the SEP.

Signed



Dated 23rd day of December 2024

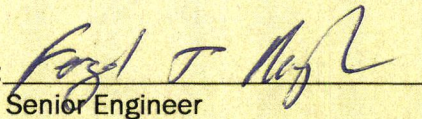
ORDER:

I HEREBY DECLARE THAT: -

- (i) change of use of existing studio & workshop to a 1 bed residential unit (Unit 1),
- (ii) change of use of existing studio & workshop to a 2 bed residential unit (Unit 2),
- (iii) change of use of existing workshop/studio & offices to a 2 bed residential unit (Unit 3A),
- (iv) change of use of existing exhibition/cafe/gallery/kitchen and offices to a 3 bed residential unit (Unit 3B),
- (v) change of use of existing studio workshop to a 3 bed residential unit (Unit 7),
- (vi) change of use of existing Library/Retail & offices to a 2 bed residential unit (unit 8A),
- (vii) change of use of existing Library/Retail & offices to a 3 bed residential unit (Unit 8B)

all with associated necessary site work and minor internal modifications all at Rockingham, Newcastle Road, 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 23rd day of December 2024

Section 5 Application : EX 105/2024

Date due : 4th January 2025
Applicant : Beakonbell Ltd
Address : Rockingham, Newcastle Road, Co. Wicklow

Following review of the planning history, it is considered that the question should be reformulated as follows, taking into account the permitted workshop/studio use permitted under PRR 98/9084 within proposed Unit 3A:

Whether or not :

- (i) change of use of existing studio & workshop to a 1 bed residential unit (Unit 1),
 - (ii) change of use of existing studio & workshop to a 2 bed residential unit (Unit 2),
 - (iii) change of use of existing workshop/studio & offices to a 2 bed residential unit (Unit 3A),
 - (iv) change of use of existing exhibition/cafe/gallery/kitchen and offices to a 3 bed residential unit (Unit 3B),
 - (v) change of use of existing studio workshop to a 3 bed residential unit (Unit 7),
 - (vi) change of use of existing Library/Retail & offices to a 2 bed residential unit (unit 8A),
 - (vii) change of use of existing Library/Retail & offices to a 3 bed residential unit (Unit 8B)
- all with associated necessary site work and minor internal modifications.

Planning History :

24/60347: Permission refused for a) the demolition of the rear extension to Rockingham House; (b) proposed modifications to Rockingham House's rear elevation and internal layout to achieve a 3-bed house; (c) the construction of 2 no. 3-bed houses; all with associated private open space, communal open space, landscaping, car parking, and other necessary site works.

23/590: Planning permission REFUSED to Beckonbell Ltd. for the demolition of the rear extension to Rockingham House to construct a 2-storey structure consisting of 2 No. 2-Bed apartments; provision of 1 No. 2 bedroom apartment by way of extending part of the first floor of Rockingham House by 36.2sq.m; and in addition, construction of 1 no. 2 storey 3-Bed Dwelling, all with associated private open space, landscaping, bike storage, car parking, bin storage, and other necessary site works.

04/294: Planning permission GRANTED for 4 no. two storey dwellings with studio workshops. 2 no. two storey studio workshop buildings and a two storey consultants / office building with associated drainage and site works.

03/8898: Planning permission REFUSED to Aidan Minnock for 4 no. two storey dwellings with studio workshops, 2 no. two storey studio workshop buildings and a two storey consultancy / office building with associated drainage and site works.

99/790: Planning permission REFUSED to Aidan Minnock for septic tank & puraflo system.

98/9277: Planning permission GRANTED to Aidan Minnock for change of use of 2 storey building from offices & shop to cafe & offices on ground floor & from residential to consulting rooms & offices on first floor. Condition 11 required that "the entire development shall be retained in single ownership and shall not be subdivided unless a separate planning permission is obtained. REASON: To ensure commercial facilities are adequately maintained."

98/9084: Planning permission GRANTED to Aidan Minnock for alterations and additions to existing coach house. This permission related to Rockingham House and the Coach House building, located at the front of the site. Condition 12 required that “the entire development shall be retained in single ownership and shall not be subdivided unless a separate planning permission is obtained. REASON: To ensure commercial facilities are adequately maintained.”

Sustainable Urban Housing : Design Standards for New Apartments : Guidelines for Planning Authorities :DOE : December 2022.

Internal Storage

3.30 As part of required minimum apartment floor areas, provision should be made for general storage and utility. Minimum requirements for storage areas are set out in Appendix 1 and are intended to accommodate household utility functions such as clothes washing and the storage of bulky personal or household items.

3.31 Storage should be additional to kitchen presses and bedroom furniture, but may be partly provided in these rooms. In such cases this must be in addition to minimum aggregate living/dining/kitchen or bedroom floor areas. A store off a hallway or landing will facilitate access, but hot presses or boiler space will not count as general storage. As a rule, no individual storage room within an apartment should exceed 3.5 square metres.

3.32 Apartment schemes should provide storage for bulky items outside individual units (i.e. at ground or basement level). Secure, ground floor storage space allocated to individual apartments and located close to the entrance to the apartment block or building is particularly useful and planning authorities should encourage the provision of such space in addition to minimum apartment storage requirements. This form of storage may be used for equipment such as, for example, bicycles or bicycle equipment, children’s outdoor toys or buggies. However, such storage does not satisfy bicycle parking requirements.

3.33 Where secure, allocated ground or basement level storage is provided ,it may be used to satisfy up to half of the minimum storage requirement for individual apartment units, but shall not serve to reduce the minimum floor area required to be provided within each individual apartment unit, as set out in these guidelines. This is intended to enable greater flexibility in apartment design, whereby more living or bedroom space may be provided within the apartment unit in lieu of a portion of required internal storage space where such storage space has been provided elsewhere in the building.

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

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/bedspace

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

Minimum storage space requirement:

Minimum floor areas for private amenity space:

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 situated, 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);

“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, “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

(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) (a) The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that—

(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(1) In this Part -

“light industrial building” means an industrial building in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit;

“industrial process” means any process which is carried on in the course of trade or business, other than agriculture, and which is-

(a) for or incidental to the making of any article or part of an article, or for or incidental to the altering, repairing, ornamenting, finishing, cleaning, washing, packing, canning, adapting for sale, breaking up or demolition of any article, including the getting, dressing or treatment of minerals,

and for the purposes of this paragraph, “article” includes-

(i) a vehicle, aircraft, ship or vessel, or

(ii) a sound recording, film, broadcast, cable programme, publication and computer program or other original database;

'shop' means a structure used for any or all of the following purposes, where the sale, display or service is principally to visiting members of the public –

(a) for the retail sale of goods,

(b) as a post office,

(c) for the sale of tickets or as a travel agency,

(d) for the sale of sandwiches or other food or of wine for consumption off the premises, where the sale of such food or wine is subsidiary to the main retail use, and "wine" is defined as any intoxicating liquor which may be sold under a wine retailer's off-licence (within the meaning of the Finance (1909-1910) Act, 1910), 10 Edw. 7. & 1 Geo. 5, c.8,

(e) for hairdressing,

(f) for the display of goods for sale,

(g) for the hiring out of domestic or personal goods or articles,

(h) as a launderette or dry cleaners,

(i) for the reception of goods to be washed, cleaned or repaired,

but does not include any use associated with the provision of funeral services or as a funeral home, or as a hotel, a restaurant or a public house, or for the sale of hot food or intoxicating liquor for consumption off the premises except under paragraph (d), or any use to which class 2 or 3 of Part 4 of Schedule 2 applies;

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.

Assessment :

Background

The querist seeks confirmation that the conversion of existing office/workshop/workshop-studio/library/retail units to residential units is or is not development, and is or is not exempted development.

Based on a review of the planning history for the site, the permitted use of each unit is as follows:

Unit 1: workshop and studio (98/9094)

Unit 2: workshop and studio (98/9094)

Unit 3A (Rockingham House): workshop/studio, office, reflexology/consulting room (98/9277). The submitted plans are inconsistent as to the extent of the first floor area of Unit 3B (some drawings e.g. the existing first floor plan Dwg no. 203 show a larger area of Rockingham House included). The area excluded in the proposed plans would relate to part of the workshop/studio and consulting room permitted under 98/9277 and part of the first floor of the original Rockingham House. It is noted that the studio element appears to have a low floor to ceiling height and would be at a different level to the first floor of Rockingham House. This area appears to consist of a separate apartment, Unit 3c, based on the existing plans. This unit would be c. 40sqm and, if existing, would appear to constitute unauthorised development.

Unit 3B (Rockingham House): exhibition/gallery/cafe, kitchen, office, reception (98/9277)

Unit 7: (Unit 4 of PRR 04/294) studio workshop on two levels, c. 97sqm

Unit 8A & 8B: (Unit 5 of 04/294) library/display area, retail, office, c. 189sqm

Based on my review of the planning history, the existing permitted uses of the buildings to which this Section 5 application are largely correctly reflected in the applicant's description. Though as noted above, there is inconsistency in the plans as to the extent of the first floor area of Rockingham included in Unit 3A.

Whether or not development

The first question to be asked is whether the proposal would be development having regard to Section 3 of the Planning and Development Act 2000(as amended). In this regard the change of use of the structure which is authorised for use as offices/workshops/workshop-studios/library/café/retail to use for residential purposes would give rise to different patterns of usage, traffic movements and impacts on the pattern of development in the vicinity and therefore would be materially different in character to the permitted uses, and is a material change of use and therefore development have regard to Section 3 .

Whether or not exempted development

Provision is made under Article 10 (6) of the Planning and Development Regulations 2001(as amended) to allow for conversions of uses which come within Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2.

The next question is therefore would the conversions 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

Unit 1: No - the permitted use is light industrial (Class 4) with ancillary residential accommodation.

Unit 2: No - the permitted use is light industrial (Class 4) with ancillary residential accommodation.

Unit 3A (Rockingham House): No - the permitted use is a mix of light industrial (Class 4) with ancillary residential accommodation and office use.

Unit 3B (Rockingham House): Yes, the permitted use is retail (exhibition/gallery/cafe, kitchen, reception) and office

Unit 7: No - the permitted use is light industrial (Class 4).

Unit 8A & 8B: Yes, the permitted use is retail (library and retail) and office

(c) (i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,

Yes - structure was completed prior to the 8th February 2018

(c) (ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6, or 12,

No – as per (b) above

(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development, then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).

No details submitted to confirm same, although it is accepted that the retail unit in Rockingham House (at the front of the site) has been vacant for at least 2 years.

(d) (i) The development is commenced and completed during the relevant period.

The relevant period is the 18th February 2018 until 31 December 2025. No details have been submitted to show that the indicated works will be completed by 31st December 2025.

(d)(ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with subparagraph (vii), shall – (I) primarily affect the interior of the structure, (II) retain 50 per cent or more of the existing external fabric of the building, and (III) not materially affect the external appearance

of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.

The submitted plans indicated that the proposed development is compliant.

(d) (iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.

The submitted plans indicated that the proposed development is compliant.

(d) (iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.

The site is zoned NC 1 -Primary Development Area. It is noted that the change of use of the shop unit on the main street was deemed acceptable under PRR 24/60347 given the period of vacancy and likelihood that it would not meet modern retail standards.

(d) (v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.

Compliant- 7no. dwellings to be provided, in three separate structures.

(d) (vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.

A schedule of accommodation and plans have been provided.

Unit 1 has 5sqm storage, though some of this storage is in the bedroom and some comprises a hot press. Therefore the required 5qm of general storage for a 2bed unit has not been shown.

Unit 2 has 3.1sqm storage, however this includes the hotpress and bedroom storage. Therefore the 3qm of general storage required for a 1bed unit has not been shown.

Unit 3A has 5.4sqm storage, however this includes the hotpress, kitchen and bedroom storage. Therefore the 5qm of general storage required for a 2bed unit has not been shown.

Unit 3B has 8.7sqm storage, some of which is bedroom storage, whereas 9sqm is required for a 3bed unit.

Unit 7 has c. 5sqm storage, whereas 9sqm is required for a 3bed unit.

Unit 8A has a wardrobe of 1.28sqm, a walk in wardrobe of 3.7sqm and a ground floor store of 2.3sqm. The bedroom storage cannot be counted in its entirety as general storage. It is not clear whether the 2.3sqm store in the kitchen/dining area contains a hot press (noting that the adjoining units do provide a hot press). It is not clear that the 6sqm required for a 2bed 4person unit would be met.

Unit 8B has c. 6.34sqm storage, whereas 9sqm is required for a 3bed unit.

(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.

Unit 1: no window serving Bedroom 2 at first floor level, consequently this habitable room would not have adequate natural lighting.

(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.

N/A

(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

It is not considered that the change of use of Units 1, 3A and 3B, to which PRR98/9084 and PRR 98/9277 apply, would contravene Conditions 12 and 11 of those permissions which restrict the subdivision of the development as permitted.

(x) No development shall relate to any structure in any of the following areas:

(I) an area to which a special amenity area order relates;

(II) an area of special planning control;

(III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

Not Applicable

(xi) No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

Not Applicable.

(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

Not Applicable.

From review of the submitted details it is evident that the proposed development would not be in compliance with the provisions of Article 10(6) in terms of the existing use Classes and the applicable dwelling and storage area requirements. In addition, insufficient information has been submitted to demonstrate that the units have been vacant for a period of at least 2 years.

Recommendation :

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

or not the:

- (i) change of use of existing studio & workshop to a 1 bed residential unit (Unit 1),
 - (ii) change of use of existing studio & workshop to a 2 bed residential unit (Unit 2),
 - (iii) change of use of existing workshop/studio & offices to a 2 bed residential unit (Unit 3A),
 - (iv) change of use of existing exhibition/cafe/gallery/kitchen and offices to a 3 bed residential unit (Unit 3B),
 - (v) change of use of existing studio workshop to a 3 bed residential unit (Unit 7),
 - (vi) change of use of existing Library/Retail & offices to a 2 bed residential unit (unit 8A),
 - (vii) change of use of existing Library/Retail & offices to a 3 bed residential unit (Unit 8B)
- all with associated necessary site work and minor internal modifications.

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


The Planning Authority considers that the conversion of existing offices/workshops/workshop-studios/library/café/retail space at Rockingham, Newcastle, Co. Wicklow to 7no. 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) The planning history of the site.
- c) Sustainable Urban Housing : Design Standards for New Apartments : Guidelines for Planning Authorities: DOE: December 2022
- d) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- e) Article 5, Article 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 offices/workshops/workshop-studios/library/café/retail to residential would come within the definition of development as provided for under Section 3 of the Planning and Development Act 2000 (as amended) as it would result in a material change of use.
- ii. The conversion of Units 1, 2, 3A and 7 would not come within the provisions of Article 10 (6), as the existing uses do not all fall within Class 1, Class 2, Class 3, Class 6 or Class 12 of Schedule 2 : Part 4 of the Planning and Development Regulations 2001 (as amended). 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.
- iii. Insufficient details have been submitted to confirm compliance with parts (c)(iii) and (d)(i) of Article 10(6).
- iv. Units 1, 2, 3A, 3B, 7, 8A & 8B would not be in compliance with part (d)(vi) of Article 10(6) and Unit 1 would not be in compliance with part (d)(vii) of Article 10(6).


Suzanne White SEP
19/12/2024

*Issue declaration as amended
19/12/24
23/12/24*



Comhairle Contae Chill Mhantáin
Wicklow County Council

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

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel. (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email. plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Suzanne White
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).
EX105/2024

I enclose herewith application for Section 5 Declaration received completed on 29/11/2024.

The due date on this declaration is 4th January 2025.

Staff Officer
Planning, Economic & Rural Development



cola Fleming

From: Nicola Fleming
Sent: Tuesday 3 December 2024 11:46
To: 'Roshni Menon'
Subject: RE: 2022/083 Rockingham, Newcastle road, Co. Wicklow, A63 RW94 - Section 5 application

Hi Roshni

I acknowledge receipt of completed Section 5 application along with hardcopy and to advise that a decision is due on 4th January 2025.

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>



From: Roshni Menon [<mailto:roshni.menon@cdparchitecture.ie>]

Sent: Friday 29 November 2024 10:13

To: Nicola Fleming

Cc: info; Angela Brum

Subject: RE: 2022/083 Rockingham, Newcastle road, Co. Wicklow, A63 RW94 - Section 5 application

External Sender - From: (Roshni Menon

<roshni.menon@cdparchitecture.ie>)

This message came from outside your organisation.

CAUTION This email originated from outside Wicklow County Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

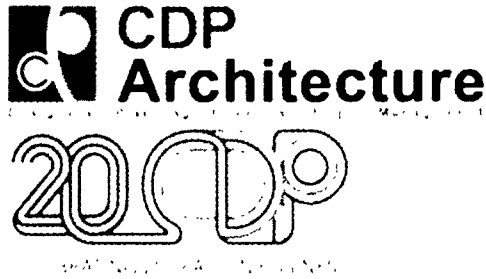
Hi Nicola,

I have attached the updated Section 5 application form.

Please be advised that a hardcopy of all the maps, drawings, and documents for this application has already been posted to Wicklow County Council yesterday.

Kind Regards,

Roshni R Menon



4, The Mall, Main Street,
Lucan Village, Co. Dublin, K78V9R6

T: +353 (1) 6214498

E: roshni.menon@cdparchitecture.ie

W: www.cdp-architecture.com

Find Us On Social Media:

Instagram: https://www.instagram.com/cdp_architecture/

LinkedIn: <https://www.linkedin.com/company/cdp-architecture>

Check Out Our New Website:

www.cdp-architecture.com

On reply please include info@cdparchitecture.ie

This email and any attached files are confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the addressee, any disclosure, reproduction, copying, distribution, or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately by telephone at +353 1 621 4498 or email info@cdparchitecture.ie and then delete this email. Email transmission cannot be guaranteed to be secure or error free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, and shall have no liability for any loss or damage suffered by the user, which arise as a result of email transmission. If verification is required please request a hard copy version.

From: Nicola Fleming <NFleming@wicklowcoco.ie>

Sent: 29 November 2024 09:45

To: Roshni Menon <roshni.menon@cdparchitecture.ie>

Cc: info <info@cdparchitecture.ie>; Angela Brum <angela@cdparchitecture.ie>

Subject: RE: 2022/083 Rockingham, Newcastle road, Co. Wicklow, A63 RW94 - Section 5 application

Good morning,

Can I advise if this application being submitted in hardcopy as the maps are illegible when we print as we only have access to A3 printing.

Also please fill in the form fully part iv of the form has not been completed in full. Please be advised that we cannot access the application until we receive a hardcopy, fee and a full completed application form.

Regards,

Nicola Fleming

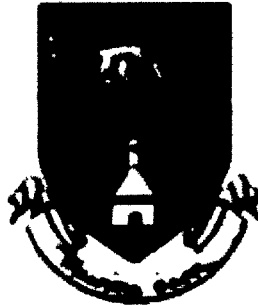
Staff Officer

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>



From: Roshni Menon [<mailto:roshni.menon@cdparchitecture.ie>]

Sent: Thursday 28 November 2024 14:12

To: Planning - Planning and Development Secretariat

Cc: info; CDP Admin; Vipin Babu; Alice George; Angela Brum

Subject: 2022/083 Rockingham, Newcastle road, Co. Wicklow, A63 RW94 - Section 5 application

Dear Sir / Madam,

The development under this application will consist of (i) Change of use of existing studio & workshop to a 1-bed residential unit (ii) Change of use of existing studio & workshop to a 2-bed residential unit (iii) Change of use of existing workshop & offices to a 2-bed residential unit. (iv) Change of use of existing Exhibition/ Café/ Gallery/ kitchen & offices to a 3-bed residential unit. (v) Change of use of existing studio workshop to a 3-bed residential unit. (vi) Change of use of existing Library / Retail & offices to a 2-bed residential unit. (vii) Change of use of existing Library / Retail & offices to a 3-bed residential unit. All with associated necessary site work and minor internal modifications.

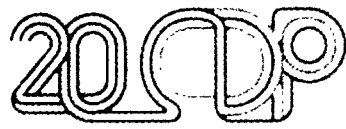
On behalf of our client, Beakonbell Limited, we wish to lodge this Section 5 application for the development as described above. To support this application, we hereby include the following documentation:

- 1 No. Copy Wicklow County Council Section 5 Application Form;
- Application Fee - Cheque €80;
- 1 No. Copy Cover Letter as prepared by CDP Architecture;
- 1 No. Copy of Architect's Issue sheet;
- 1 No. Copy of Schedule of Accommodation;
- 1 No. Copy of Site Location Map as prepared by CDP Architecture;
- 1 No. Copy of the Architect's Drawings as per the Architects issue sheet;

Taking the accompanying information into consideration, on behalf of our client, we ask that Wicklow County Council grant permission for the above proposal. Please advise us if there are any omissions or issues in relation to this planning application.

Kind Regards,

Roshni R Menon



4, The Mall, Main Street,
Lucan Village, Co. Dublin, K78V9R6

T: +353 (1) 6214498

E: roshni.menon@cdparchitecture.ie

W: www.cdp-architecture.com

Find Us On Social Media:

Instagram: https://www.instagram.com/cdp_architecture/

LinkedIn: <https://www.linkedin.com/company/cdp-architecture>

Check Out Our New Website:

www.cdp-architecture.com

On reply please include info@cdparchitecture.ie

This email and any attached files are confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the addressee, any disclosure, reproduction, copying, distribution, or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately by telephone at +353 1 621 4498 or email info@cdparchitecture.ie and then delete this email. Email transmission cannot be guaranteed to be secure or error free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, and shall have no liability for any loss or damage suffered by the user, which arise as a result of email transmission. If verification is required please request a hard copy version.

Wicklow County Council
Planning Department
County Buildings
Whitegates
Wicklow Town
Co. Wicklow

SECTION 5 APPLICATION

28th November 2024

Re: Section 5 Application - Rockingham, Newcastle road, Co. Wicklow

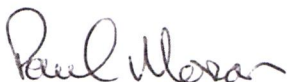
The development under this application will consist of (i) Change of use of existing studio & workshop to a 1-bed residential unit (ii) Change of use of existing studio & workshop to a 2-bed residential unit (iii) Change of use of existing workshop & offices to a 2-bed residential unit. (iv) Change of use of existing Exhibition/ Café/ Gallery/ kitchen & offices to a 3-bed residential unit. (v) Change of use of existing studio workshop to a 3-bed residential unit. (vi) Change of use of existing Library / Retail & offices to a 2-bed residential unit. (vii) Change of use of existing Library / Retail & offices to a 3-bed residential unit. All with associated necessary site work and minor internal modifications.

Dear Sir / Madam,

On behalf of our client, Beakonbell Limited, we wish to lodge this Section 5 application for the development as described above. To support this application, we hereby include the following documentation:

- 1 No. Copy Wicklow County Council Section 5 Application Form;
- Application Fee - Cheque €80;
- 1 No. Copy Cover Letter as prepared by CDP Architecture;
- 1 No. Copy of Architect's Issue sheet;
- 1 No. Copy of Schedule of Accommodation;
- 1 No. Copy of Site Location Map as prepared by CDP Architecture;
- 1 No. Copy of the Architect's Drawings as per the Architects issue sheet ;

Taking the accompanying information into consideration, on behalf of our client, we ask that Wicklow County Council grant permission for the above proposal. Please advise us if there are any omissions or issues in relation to this planning application. Yours Sincerely,



- Paul Moran
- Director CDP Architecture
- cc Applicant / Client

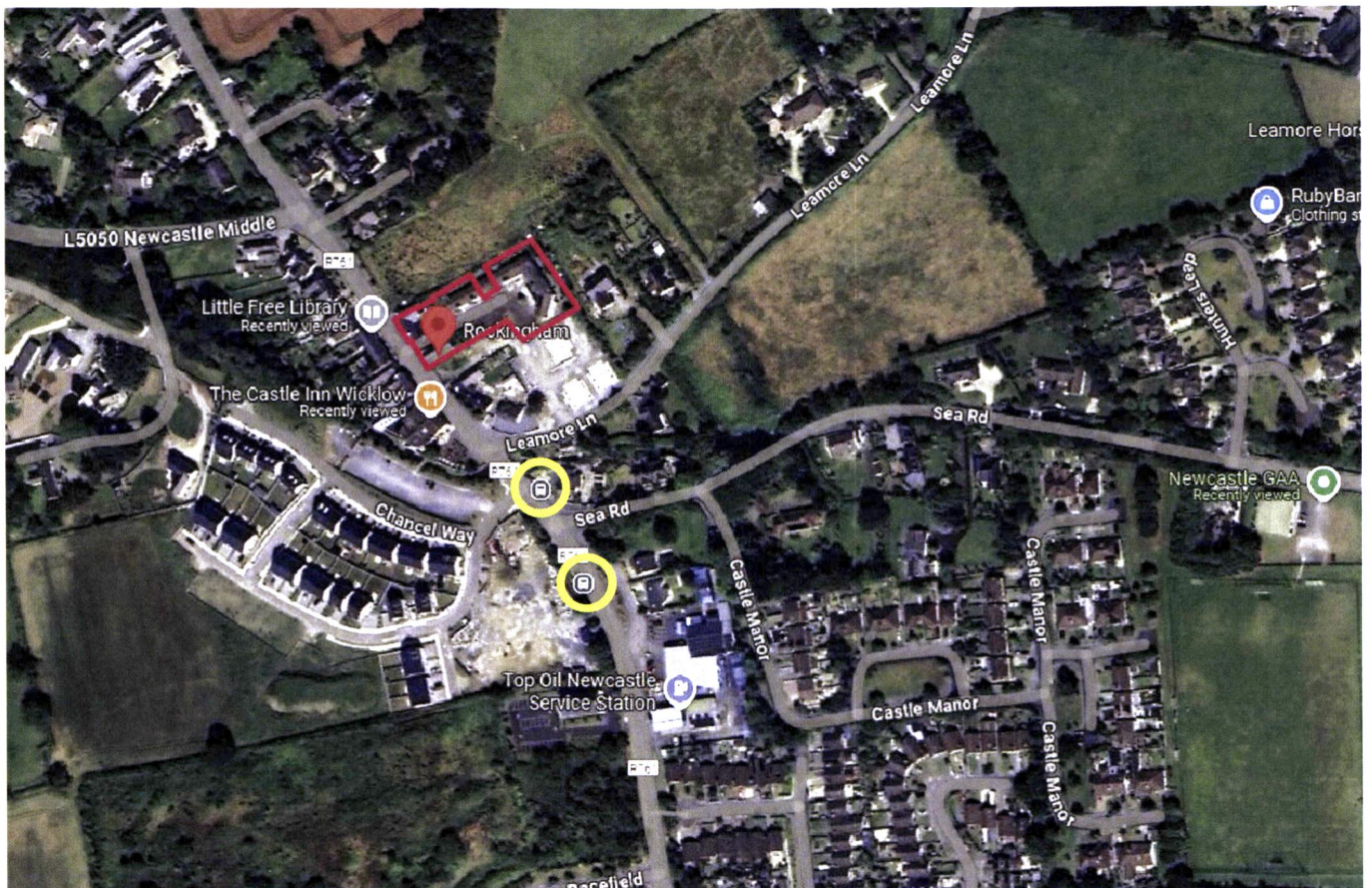
1.0 Site Description & Context

The site is situated on the eastern side of the Main Street in Newcastle. The location offers convenient access to various amenities in the area, Newcastle Community Centre, Newcastle Playground, and the Holy Spirit Oratory.

St. Francis's Primary School and Newcastle Church are a ten-minute walk to the north-west of the site. Newcastle GAA Club is 500m to the east. Additionally, the location is close to local commercial establishments such as The Castle Inn and The King's Quarters restaurant. Newcastle Hospital is 2.5km away and the towns of Newtown Mount Kennedy and Kilcoole are both within a ten-minute drive.

With a total area of approximately 1,537m² or 0.15 hectares (0.38 acres), the site is accessible through the main street of Newcastle (R761), connected to the M11. The site includes an existing residential area and green fields in the remaining space. The site is predominantly surrounded by agricultural fields and old residential developments. Please see the images below of the existing structure in question.

There are 2 No. bus stops located very close to the site, No. 4261 and No. 4260, as indicated under Reference Image 1 below. Both bus stops have regular routes servicing from Blackrock Towards Newcastle. The area is well-served by public transportation and offers convenient access to local amenities.



Reference Image 01: Aerial View of Subject Site –Site Boundary subject to this Planning Application Outlined in **Red** proximity to bus routes highlighted in **Yellow**.



Reference Image 02: Rockingham House - Units 2, 3A & 3B (Front)



Reference Image 03: Units 1 & 2



Reference Image 04: Units 7 & 8



Reference Image 05: units 1, 3A & 3B

2.0 Previous / Relevant Planning

2.1 Application Ref. 989277 (Wicklow County Council)

Description: 4 no. two storey dwellings with studio workshops. 2 no. two storey studio workshop buildings and a two storey consultants / office building with associated drainage and site works

Decision: *Conditional*

2.2 Application Ref. 04294 (Wicklow County Council)

Description: *Change of use of 2 storey building from offices & shop to cafe & offices on ground floor & from residential to consulting rooms & offices on first floor*

Decision: *Conditional*

2.3 Application Ref. 23590 (Wicklow County Council)

Description: demolition of the rear extension to Rockingham House to construct a 2-storey structure consisting of 2 No. 2-Bed apartments; provision of 1 No. 2 bedroom apartment by way of extending part of the first floor of Rockingham House by 36.2sq.m; and in addition, construction of 1 no. 2 storey 3-Bed Dwelling, all with associated private open space, landscaping, bike storage, car parking, bin storage, and other necessary site works4 no. two storey dwellings with studio workshops. 2 no. two storey studio workshop buildings and a two storey consultants / office building with associated drainage and site works

Decision: *Refused*

2.4 Application Ref. 2460347 (Wicklow County Council)

Description: Demolition of the rear extension to Rockingham House to construct a 2-storey structure consisting of 2 No. 2-Bed apartments; provision of 1 No. 2 bedroom apartment by way of extending part of the first floor of Rockingham House by 36.2sq.m; and in addition, construction of 1 no. 2 storey 3-Bed Dwelling, all with associated private open space, landscaping, bike storage, car parking, bin storage, and other necessary site works4 no. two storey dwellings with studio workshops. 2 no. two storey studio workshop buildings and a two storey consultants / office building with associated drainage and site works

Decision: *Refused*

2.5 Application Ref. 989084 (Wicklow County Council)

Description: Alterations & additions to existing coach house

Decision: *Conditional*

3.0 Outline Proposal

The development under this application will consist of (i) Change of use of existing studio & workshop to a 1-bed residential unit (ii) Change of use of existing studio & workshop to a 2-bed residential unit (iii) Change of use of existing workshop & offices to a 2-bed residential unit. (iv) Change of use of existing Exhibition/ Café/ Gallery/ kitchen & offices to a 3-bed residential unit. (v) Change of use of existing studio workshop to a 3-bed residential unit. (vi) Change of use of existing Library / Retail & offices to a 2-bed residential unit. (vii) Change of use of existing Library / Retail & offices to a 3-bed residential unit. All with associated necessary site work and minor internal modifications.





UNIT 1

- No changes to the existing elevations
- Change of use of existing studio & workshop to a 1-bed residential unit.

UNIT 2

- No changes to the existing elevations
- Change of use of existing studio & workshop to a 2-bed residential unit.

UNIT 3A

- No changes to the existing elevations
- Change of use of existing workshop & offices to a 2-bed residential unit.

UNIT 3B

- No changes to the existing elevations
- Change of use of existing Exhibition/ Café/ Gallery/ kitchen & offices to a 3-bed residential unit.

UNIT 7

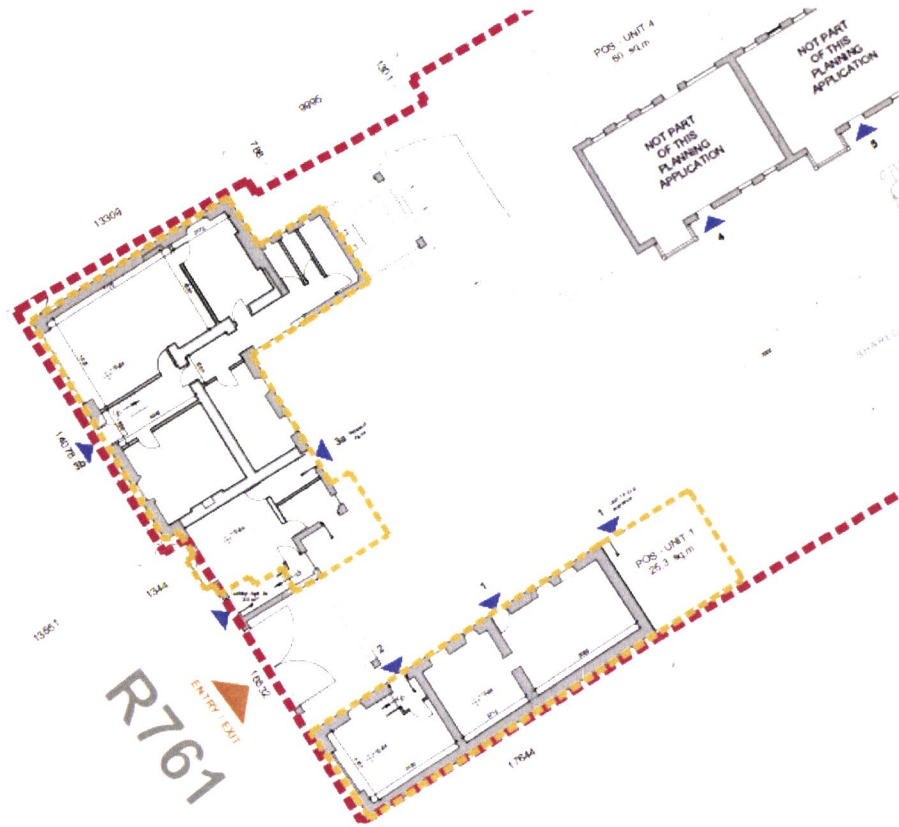
- No changes to the existing elevations
- Change of use of existing studio workshop to a 3-bed residential unit.

UNIT 8A

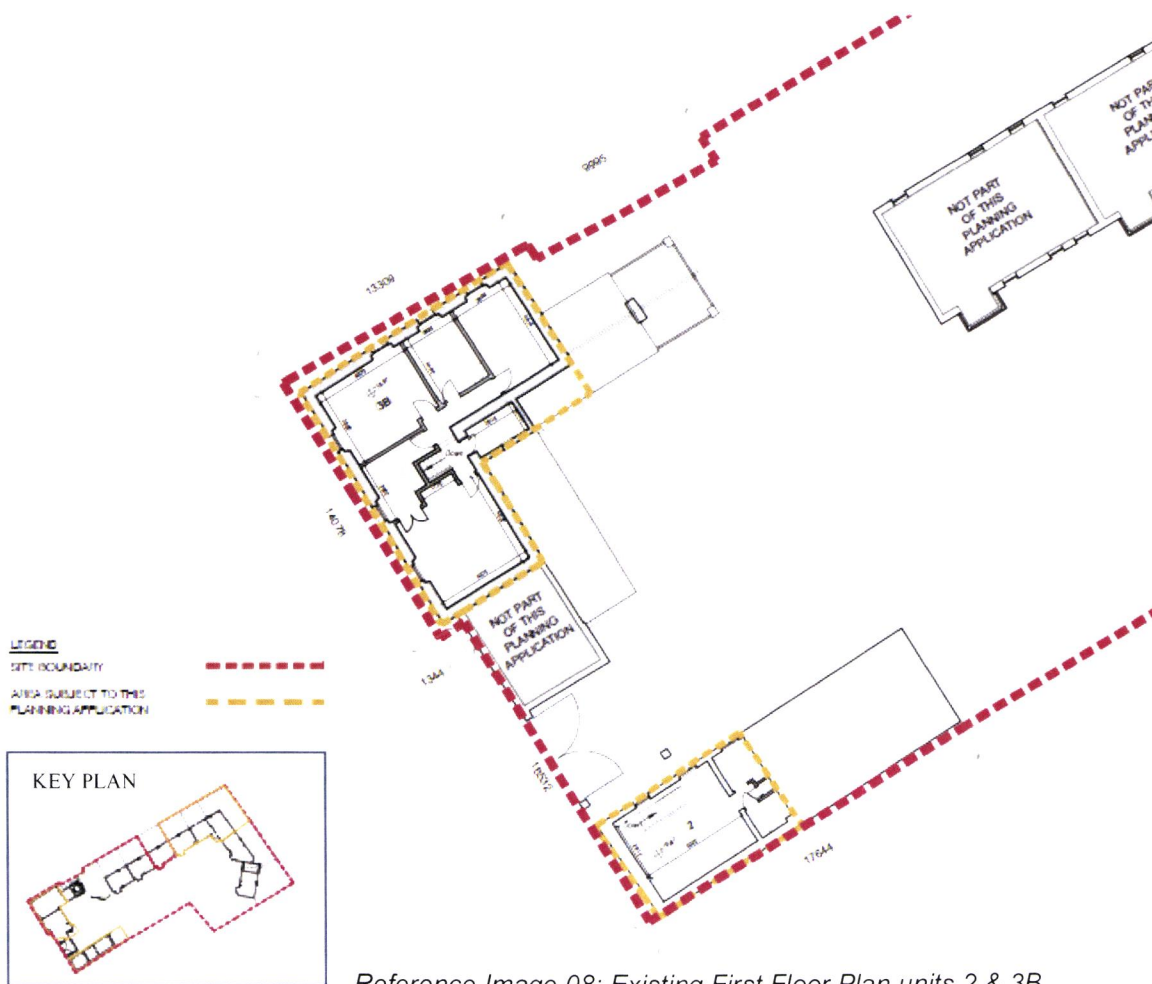
- No changes to the existing elevations
- Change of use of existing Library / Retail & offices to a 2-bed residential unit.

UNIT 8B

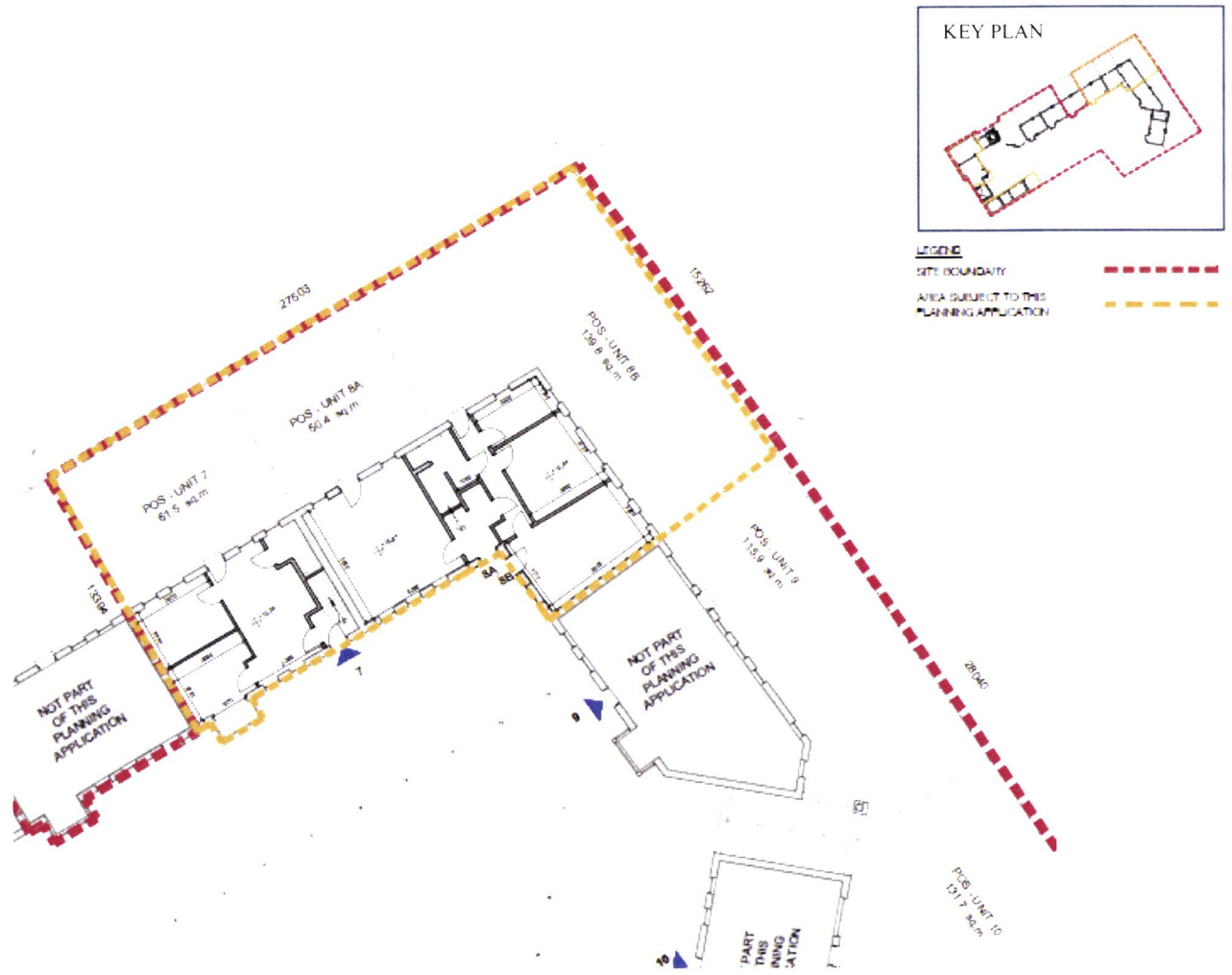
- No changes to the existing elevations
- Change of use of existing Library / Retail & offices to a 3-bed residential unit.



Reference Image 07: Existing Ground Floor Plan units 1, 2, 3A & 3B







Reference Image 08: Existing First Floor Plan units 2 & 3B

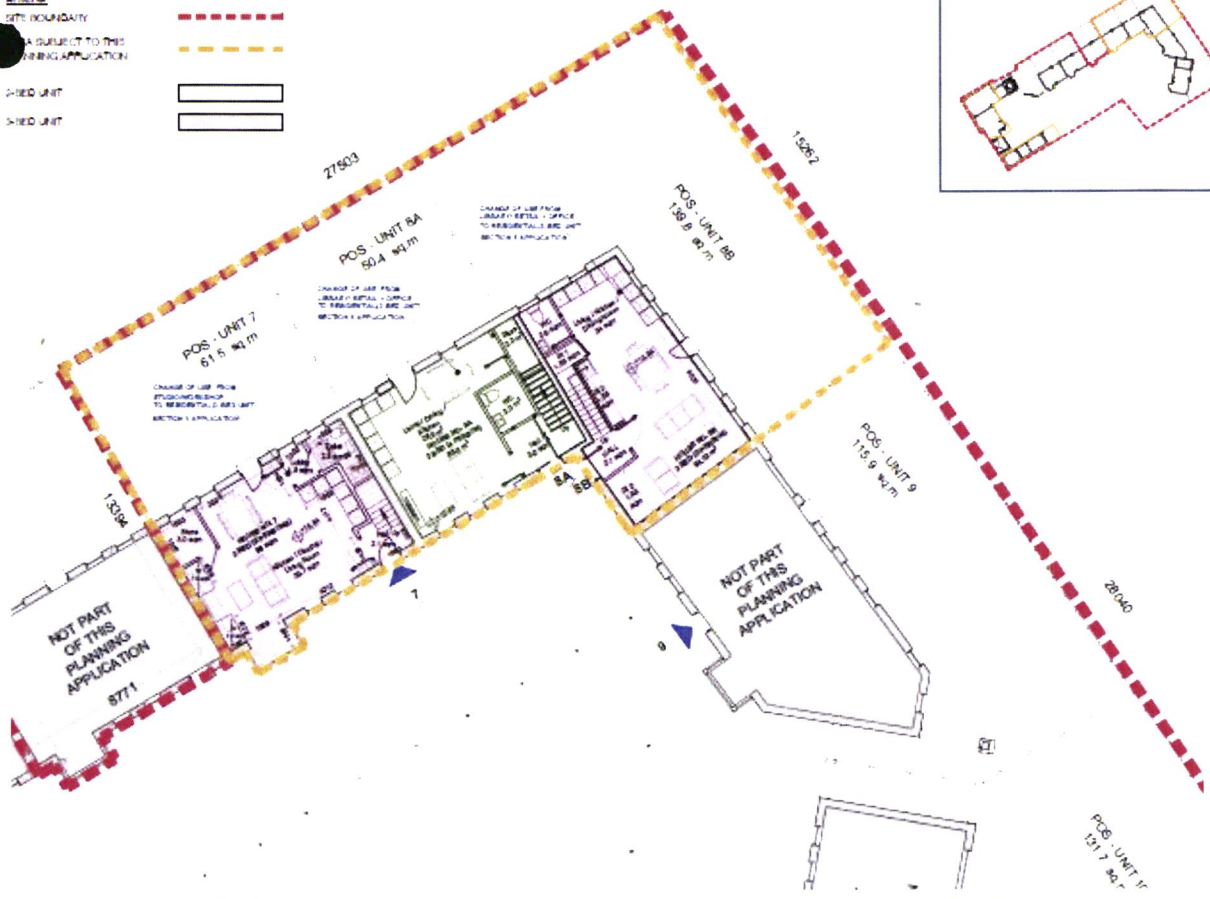
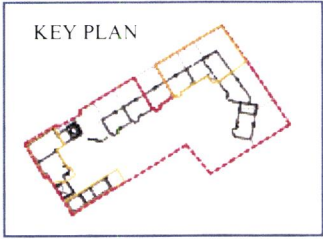


Reference Image 09: Existing Ground Floor Plan units 7, 8A & 8B

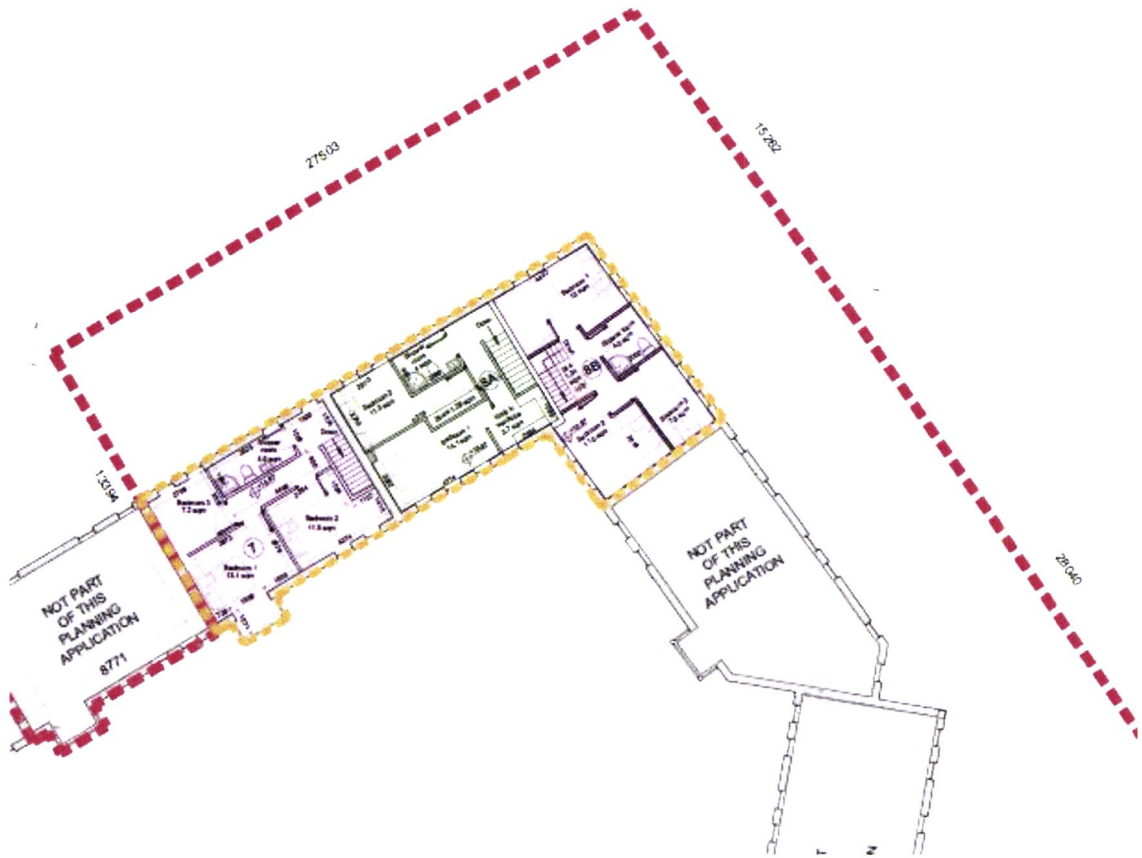


Reference Image 10: Existing First Floor Plan units 7 & 8A

-  SITE BOUNDARY
-  AREA SUBJECT TO THIS PLANNING APPLICATION
-  SHED UNIT
-  SHED UNIT



Reference Image 11: Proposed Ground Floor Plan units 7, 8A & 8B



Reference Image 12: Proposed First Floor Plan units 7, 8A & 8B



Reference Image 13: Proposed Ground Floor Plan units 1, 2, 3A & 3B



Reference Image 14: Proposed First Floor Plan units 1, 2 & 3B

4.0 Conclusion

Based on the information above and taking the accompanying information into consideration, on behalf of our client, we ask that Wicklow County Council formally acknowledge and approve this Section 5 application at your earliest convenience.

Please do not hesitate to get in contact should further information be required.

Wicklow County Council
County Buildings
Wicklow
0404-20100

29/11/2024 12 31 23

Receipt No L 1/0/337909

CDP ARCHITECTURE
4 THE MALL
MIN STREET
LUCAN VILLAGES
CO DUBLIN
K78 V9R6

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

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

Tendered	
Cheque	80 00
BEAKONBELL LTD	

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

Issued By Annmarie Ryan
From Customer Service Hub
Vat reg No G015233H

From: Roshni Menon <roshni.menon@cdparchitecture.ie>
Sent: Friday 29 November 2024 10:13
To: Nicola Fleming
Cc: info; Angela Brum
Subject: RE: 2022/083 Rockingham, Newcastle road, Co. Wicklow, A63 RW94 - Section 5 application
Attachments: Section 5 application form.pdf

External Sender - From: (Roshni Menon <roshni.menon@cdparchitecture.ie>)
This message came from outside your organisation.

CAUTION This email originated from outside Wicklow County Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Nicola,

I have attached the updated Section 5 application form.

Please be advised that a hardcopy of all the maps, drawings, and documents for this application has already been posted to Wicklow County Council yesterday.

Kind Regards,

Roshni R Menon



4, The Mall, Main Street,
Lucan Village, Co. Dublin, K78V9R6

T: +353 (1) 6214498
E: roshni.menon@cdparchitecture.ie
W: www.cdp-architecture.com

Find Us On Social Media:

Instagram: https://www.instagram.com/cdp_architecture/
LinkedIn: <https://www.linkedin.com/company/cdp-architecture>

Check Out Our New Website:
www.cdp-architecture.com

On reply please include info@cdparchitecture.ie

This email and any attached files are confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the addressee, any disclosure, reproduction, copying, distribution, or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately by telephone at +353 1 621 4498 or email info@cdparchitecture.ie and then delete this email. Email transmission cannot be guaranteed to be secure or error free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, and shall have no liability for any loss or damage suffered by the user, which arise as a result of email transmission. If verification is required please request a hard copy version

From: Nicola Fleming <NFleming@wicklowcoco.ie>
Sent: 29 November 2024 09:45
To: Roshni Menon <roshni.menon@cdparchitecture.ie>
Cc: info <info@cdparchitecture.ie>; Angela Brum <angela@cdparchitecture.ie>
Subject: RE: 2022/083 Rockingham, Newcastle road, Co. Wicklow, A63 RW94 - Section 5 application

Good morning,

Can I advise if this application being submitted in hardcopy as the maps are illegible when we print as we only have access to A3 printing.

Also please fill in the form fully part iv of the form has not been completed in full. Please be advised that we cannot access the application until we receive a hardcopy, fee and a full completed application form.

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>



From: Roshni Menon [<mailto:roshni.menon@cdparchitecture.ie>]
Sent: Thursday 28 November 2024 14:12
To: Planning - Planning and Development Secretariat
Cc: info; CDP Admin; Vipin Babu; Alice George; Angela Brum
Subject: 2022/083 Rockingham, Newcastle road, Co. Wicklow, A63 RW94 - Section 5 application

Dear Sir / Madam,

The development under this application will consist of (i) Change of use of existing studio & workshop to a 1-bed residential unit (ii) Change of use of existing studio & workshop to a 2-bed residential unit (iii) Change of use of existing workshop & offices to a 2-bed residential unit. (iv) Change of use of existing Exhibition/ Café/ Gallery/ kitchen & offices to a 3-bed residential unit. (v) Change of use of existing studio workshop to a 3-bed residential unit. (vi) Change of use of existing Library / Retail & offices to a 2-bed

residential unit. (vii) Change of use of existing Library / Retail & offices to a 3-bed residential unit. All with associated necessary site work and minor internal modifications.

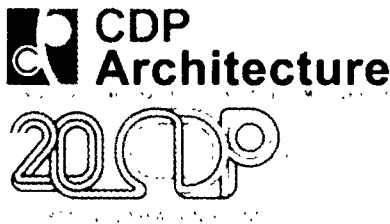
On behalf of our client, Beakonbell Limited, we wish to lodge this Section 5 application for the development as described above. To support this application, we hereby include the following documentation:

- 1 No. Copy Wicklow County Council Section 5 Application Form;
- Application Fee - Cheque €80;
- 1 No. Copy Cover Letter as prepared by CDP Architecture;
- 1 No. Copy of Architect's Issue sheet;
- 1 No. Copy of Schedule of Accommodation;
- 1 No. Copy of Site Location Map as prepared by CDP Architecture;
- 1 No. Copy of the Architect's Drawings as per the Architects issue sheet;

Taking the accompanying information into consideration, on behalf of our client, we ask that Wicklow County Council grant permission for the above proposal. Please advise us if there are any omissions or issues in relation to this planning application.

Kind Regards,

Roshni R Menon



4, The Mall, Main Street,
Lucan Village, Co. Dublin, K78V9R6

T: +353 (1) 6214498

E: roshni.menon@cdparchitecture.ie

W: www.cdp-architecture.com

Find Us On Social Media:

Instagram: https://www.instagram.com/cdp_architecture/

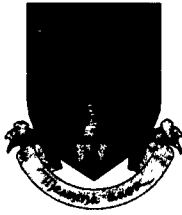
LinkedIn: <https://www.linkedin.com/company/cdp-architecture>

Check Out Our New Website:

www.cdp-architecture.com

On reply please include info@cdparchitecture.ie

This email and any attached files are confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the addressee, any disclosure, reproduction, copying, distribution, or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately by telephone at +353 1 621 4498 or email info@cdparchitecture.ie and then delete this email. Email transmission cannot be guaranteed to be secure or error free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, and shall have no liability for any loss or damage suffered by the user, which arise as a result of email transmission. If verification is required please request a hard copy version.



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: Beakonbell Limited
Address of applicant: _____
25A, Shaws Lane, Bath Avenue, Dublin, Dublin 4, D04P5Y6

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

RECEIVED 29 NOV 2024

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) CDP Architecture
Address of Agent : _____
4, The Mall, Main Street, Lucan Villages, Co. Dublin, K78V9R6

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

3. Declaration Details

- i. Location of Development subject of Declaration _____
Rockingham, Newcastle road, Co. Wicklow _____

- 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

The development under this application will consist of (i) Change of use of existing studio & workshop to a 1-bed residential unit (ii) Change of use of existing studio & workshop to a 2-bed residential unit (iii) Change of use of existing workshop & offices to a 2-bed residential unit. (iv) Change of use of existing Exhibition/ Café/ Gallery/ kitchen & offices to a 3-bed residential unit. (v) Change of use of existing studio workshop to a 3-bed residential unit. (vi) Change of use of existing Library / Retail & offices to a 2-bed residential unit. (vii) Change of use of existing Library / Retail & offices to a 3-bed residential unit. All with associated necessary site work and minor internal modifications.

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 Change of use of an existing residential building.

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) ? N/A

vii. List of Plans, Drawings submitted with this Declaration Application _____

- Site Location Map (Record Place Map)
- Site Location Map (Urban Place Map)
- Existing / Proposed Block Plan
- Existing Site Layout Plan with Ground Floor Plan
- Proposed Site Layout Plan with Ground Floor Plan
- Existing Ground Floor Plan - Units 7, 8A & 8B
- Existing Ground Floor Plan - Units 1, 2, 3A & 3B
- Existing First Floor Plan - Units 7 & 8A
- Existing First Floor Plan - Units 2 & 3B
- Proposed Ground Floor Plan - Units 7, 8A & 8B
- Proposed Ground Floor Plan - Units 1, 2, 3A & 3B
- Proposed First Floor Plan - Units 7, 8A & 8B
- Proposed First Floor Plan - Units 1, 2 & 3B
- Existing - Proposed Elevations 1-1 & 2-2
- Existing - Proposed Elevation 3-3
- Existing - Proposed Elevations 4-4, 5-5, 6-6 & 7-7
- Proposed sections A-A, B-B, C-C, D-D & E-E

viii. Fee of € 80 Attached ? YES

Signed : Paul Moran Dated: 28/11/2024

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.

Nicola Fleming

From: Roshni Menon <roshni.menon@cdparchitecture.ie>
Sent: Thursday 28 November 2024 14:12
To: Planning - Planning and Development Secretariat
Cc: info; CDP Admin; Vipin Babu; Alice George; Angela Brum
Subject: 2022/083 Rockingham, Newcastle road, Co. Wicklow, A63 RW94 - Section 5 application
Attachments: 1.6 Issue Sheet.pdf; 1.7 schedule of accomodation.pdf; Section 5 Application Cover Letter.pdf; Section 5 application form.pdf; 2022_083_3.1.100_Existing Site Layout Plan with Ground Floor Plan.pdf; 2022_083_3.1.003_Existing & Proposed Block Plan.pdf; 2022_083_3.1.200_Existing Ground Floor Plan - Units 7, 8A & 8B.pdf; 2022_083_3.1.002_Site Location Map - Urban Place Map.pdf; 2022_083_3.1.001_Site Location Map - Record Place Map.pdf; 2022_083_3.1.101_Proposed Site Layout Plan with Ground Floor Plan.pdf; 2022_083_3.1.201_Existing Ground Floor Plan - Units 1, 2, 3A & 3B.pdf; 2022_083_3.1.202_Existing First Floor Plan - Units 7 & 8A.pdf; 2022_083_3.1.203_Existing First Floor Plan - Units 2 & 3B.pdf; 2022_083_3.1.204_Proposed Ground Floor Plan - Units 7, 8A & 8B.pdf; 2022_083_3.1.205_Proposed Ground Floor Plan - Units 1, 2, 3A & 3B.pdf; 2022_083_3.1.206_Proposed First Floor Plan - Units 7, 8A & 8B.pdf; 2022_083_3.1.302_Existing - Proposed Elevations 4-4, 5-5, 6-6 & 7-7.pdf; 2022_083_3.1.301_Existing - Proposed Elevation 3-3.pdf; 2022_083_3.1.300_Existing - Proposed Elevations 1-1 & 2-2.pdf; 2022_083_3.1.207_Proposed First Floor Plan - Units 1, 2 & 3B.pdf; 2022_083_3.1.400_Proposed sections A-A, B-B, C-C, D-D & E-E.pdf; copy of cheque.pdf

External Sender - From: (Roshni Menon <roshni.menon@cdparchitecture.ie>)
This message came from outside your organisation.

CAUTION This email originated from outside Wicklow County Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir / Madam,

The development under this application will consist of (i) Change of use of existing studio & workshop to a 1-bed residential unit (ii) Change of use of existing studio & workshop to a 2-bed residential unit (iii) Change of use of existing workshop & offices to a 2-bed residential unit. (iv) Change of use of existing Exhibition/ Caf / Gallery/ kitchen & offices to a 3-bed residential unit. (v) Change of use of existing studio workshop to a 3-bed residential unit. (vi) Change of use of existing Library / Retail & offices to a 2-bed residential unit. (vii) Change of use of existing Library / Retail & offices to a 3-bed residential unit. All with associated necessary site work and minor internal modifications.

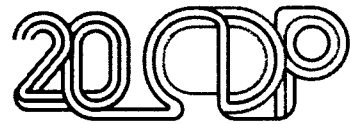
On behalf of our client, Beakonbell Limited, we wish to lodge this Section 5 application for the development as described above. To support this application, we hereby include the following documentation:

- 1 No. Copy Wicklow County Council Section 5 Application Form;
- Application Fee - Cheque €80;
- 1 No. Copy Cover Letter as prepared by CDP Architecture;
- 1 No. Copy of Architect's Issue sheet;
- 1 No. Copy of Schedule of Accommodation;
- 1 No. Copy of Site Location Map as prepared by CDP Architecture;
- 1 No. Copy of the Architect's Drawings as per the Architects issue sheet;

Taking the accompanying information into consideration, on behalf of our client, we ask that Wicklow County Council grant permission for the above proposal. Please advise us if there are any omissions or issues in relation to this planning application.

Kind Regards,

Roshni R Menon



4, The Mall, Main Street,
Lucan Village, Co. Dublin, K78V9R6

T: +353 (1) 6214498

E: roshni.menon@cdparchitecture.ie

W: www.cdp-architecture.com

Find Us On Social Media:

Instagram: https://www.instagram.com/cdp_architecture/

LinkedIn: <https://www.linkedin.com/company/cdp-architecture>

Check Out Our New Website:

www.cdp-architecture.com

On reply please include info@cdparchitecture.ie

This email and any attached files are confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the addressee, any disclosure, reproduction, copying, distribution, or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately by telephone at +353 1 621 4498 or email info@cdparchitecture.ie and then delete this email. Email transmission cannot be guaranteed to be secure or error free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, and shall have no liability for any loss or damage suffered by the user, which arise as a result of email transmission. If verification is required please request a hard copy version.

Drawing Issue Sheet

Project: PROPOSED CHANGE OF USE APPLICATION
AT ROCKINGHAM, NEWCASTLE ROAD, CO. WICKLOW
Job No.: 2022_083
Drawing Series: SECTION 5

Drawing No.	Drawing Title	Scale	Size	Revision			
				27.11.2024			
3.1.001	Site Location Map (Record Place Map)	NTS	A3	X			
3.1.002	Site Location Map (Urban Place Map) (Position of Site Notices)	1:1000	A3	X			
3.1.003	Existing / Proposed Block Plan (Position of Site Notices)	1:500	A3	X			
3.1.100	Existing Site Plan with Ground Floor Plan	1:200	A1	X			
3.1.101	Proposed Site Plan with Ground Floor Plan	1:200	A1	X			
3.1.200	Existing Ground Floor Plan - Units 7, 8A & 8B	1:100	A1	X			
3.1.201	Existing Ground Floor Plan - Units 1, 2, 3A & 3B	1:100	A1	X			
3.1.202	Existing First Floor Plan - Units 7 & 8A	1:100	A1	X			
3.1.203	Existing First Floor Plan - Units 2 & 3B	1:100	A1	X			
3.1.204	Proposed Ground Floor Plan - Units 7, 8A & 8B	1:100	A1	X			
3.1.205	Proposed Ground Floor Plan - Units 1, 2, 3A & 3B	1:100	A1	X			
3.1.206	Proposed First Floor Plan - Units 7, 8A & 8B	1:100	A1	X			
3.1.207	Proposed First Floor Plan - Units 1, 2 & 3B	1:100	A1	X			
3.1.300	Existing - Proposed Elevations 1-1 & 2-2	1:100	A1	X			
3.1.301	Existing - Proposed Elevation 3-3	1:100	A1	X			
3.1.302	Existing - Proposed Elevations 4-4, 5-5, 6-6 & 7-7	1:100	A1	X			
3.1.400	Proposed sections A-A, B-B, C-C, D-D & E-E	1:100	A1	X			
Distribution		NUMBER OF COPIES/MEDIA TYPE					
Client: Beakonbell Limited				1C			
Planning Consultant							
Issued By:				VB			
Notes: Media Types: P=Paper, E=Email, C=CD Rom O=Online				O			

Schedule of Accomodation

Project: PROPOSED CHANGE OF USE APPLICATION (SECTION 5)
Rockingham, Newcastle road, Co. Wicklow

Job No.: 2022_083

	HOUSE TYPE A - STUDIO
	HOUSE TYPE B - 2-BED
	HOUSE TYPE 5 - 3-BED

Area Schedule of Units

Unit No.	Unit Type	Bed Spaces	Proposed		Required	Proposed		Required	Proposed	Required	Proposed	Required	Proposed	Required
			Gross Internal Area	Gross Internal Area	GIFA	Aggregate Bedroom Area	Aggregate Bedroom Area	Aggregate Living Area	Aggregate Living Area	Storage	Storage	Private Outdoor Space	Private Outdoor Space	
			SQ.M	SQ.Ft	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M
1	2 Bed	3 Person	79.76	858.22	70	(13 + 7.2) = 20.2	(13.5 + 7.1) = 20.1	29.7	28	5.4	3 5	25.3	50	
2	Studio	2 Person	54.47	586.10	37	11.8	11.4	23	23	3.1	3			
3A	2 Bed	3 Person	66.3	713.39	70	(13.2 + 7.3) = 20.5	(13.5 + 7.1) = 20.1	30	28	4.1	3	8.9	50	
3B	3 Bed	5 Person	138.43	1489.51	92	(14.3 + 13 + 8.3) = 35.6	(13 + 11.4 + 7.2) = 31.6	29.5	34	8.7	5		70	
7	3 Bed	5 Person	99	1065.24	92	(13.1 + 11.5 + 7.2) = 31.8	(13 + 11.4 + 7.2) = 31.6	35.7	34	5	5	61.5	70	
8A	2 Bed	4 Person	85.6	921.06	70	(14.1 + 11.5) = 25.6	(13.5 + 7.1) = 20.1	29.6	28	3.58	3 6	50.4	50	
8B	3 Bed	5 Person	94.18	1013.38	92	(11.5 + 13 + 7.8) = 32.3	(13 + 11.4 + 7.2) = 31.6	34	34	6.34	5	139.8	70	

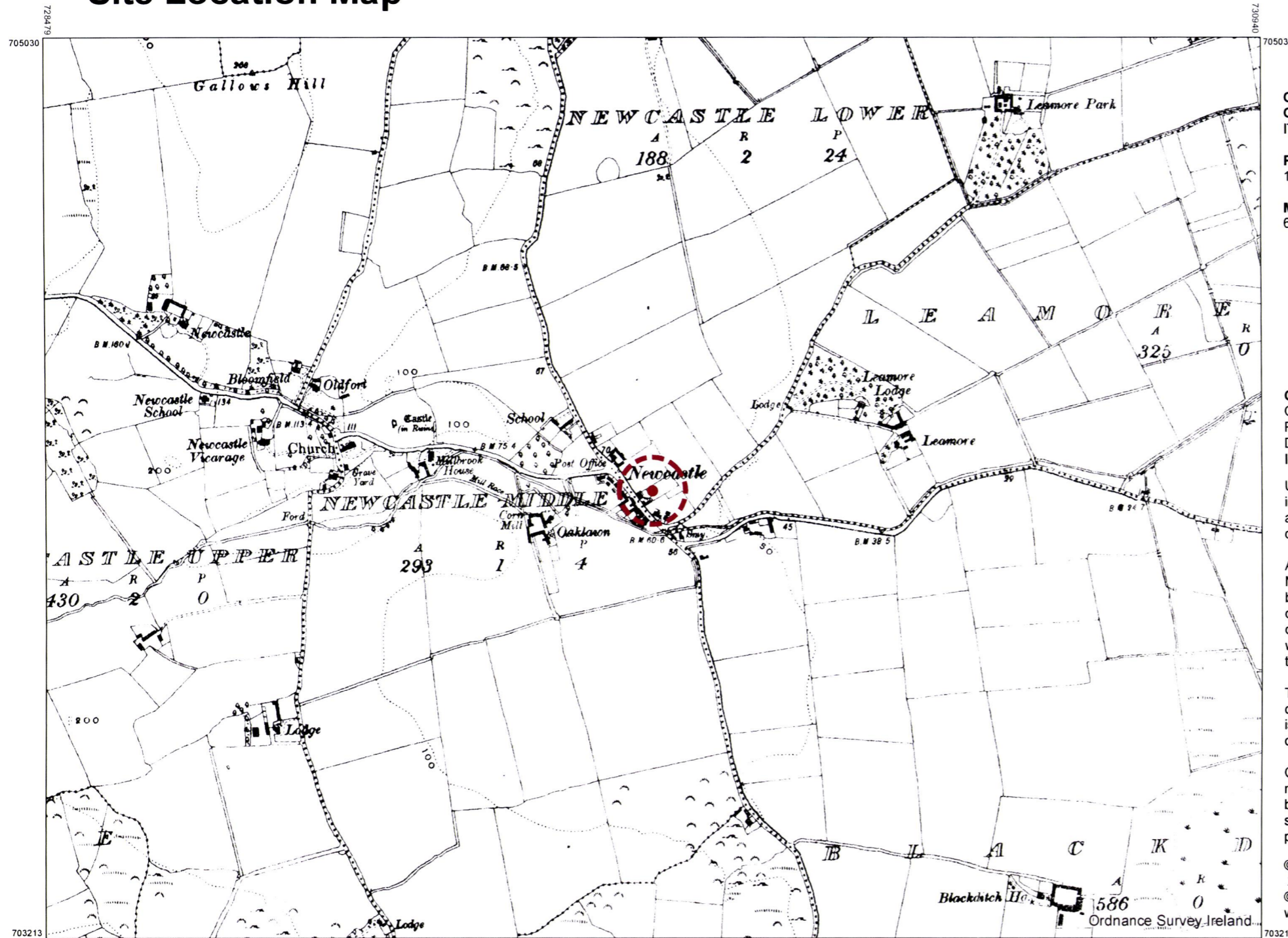
TOTAL	7
--------------	---

Site Location Map



NOTES

SITE LOCATION



CENTRE COORDINATES:
ITM 729710,704122

PUBLISHED: 19/08/2022
ORDER NO.: 50286530_1

MAP SERIES: 6 Inch Raster
MAP SHEETS: WW019

COMPILED AND PUBLISHED BY:
Ordnance Survey Ireland,
Phoenix Park,
Dublin 8,
Ireland.

Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

All rights reserved.
No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

© Suirbhéireacht Ordanáis Éireann, 2022
© Ordnance Survey Ireland, 2022
www.osi.ie/copyright

LEGEND:
<http://www.osi.ie>;
search 'Large Scale Legend'

00.00.00	A	Issued for	A.A
DATE	REV	ISSUED FOR	BY

CDP Architecture
Designers · Planning · Interiors · Project Management

4, The Mall, Main Street,
Lucan Village, Co. Dublin,
K7B V9R6
T 01 6214498
E info@cdparchitecture.ie
W www.cdp-architecture.com

CLIENT
BEAKONBELL LIMITED

PROJECT DETAILS
PROPOSED CHANGE OF USE APPLICATION
AT ROCKINGHAM, NEWCASTLE ROAD,
CO. WICKLOW

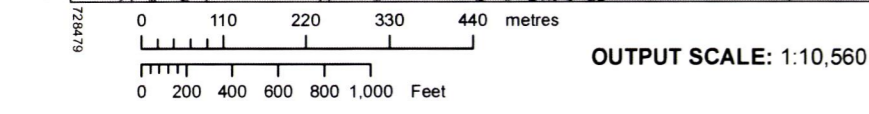
DRAWING TITLE
SITE LOCATION MAP
(RECORD PLACE MAP)

PURPOSE
SECTION 5

DRAWN BY A.G
REVIEWED BY V.B

SCALE NTS
SHEET SIZE A3
DATE 27/11/2024

JOB NO. 2022_083
PURPOSE NO. 3.1
DRAWING NO. 001
REVISION A



CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: <http://www.osi.ie>, search 'Capture Resolution'



SITE LOCATION MAP (RECORD PLACE MAP)
ROCKINGHAM, NEWCASTLE, CO. WICKLOW
Scale N.T.S

Planning Pack Map



CENTRE COORDINATES:
ITM 729710,704122

PUBLISHED: 19/08/2022 **ORDER NO.:** 50286530_1

MAP SERIES: 1:2,500 **MAP SHEETS:** 3848-A

COMPILED AND PUBLISHED BY:
Ordnance Survey Ireland,
Phoenix Park,
Dublin 8,
Ireland.

Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

All rights reserved.
No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

© Suirbhéireacht Ordanáis Éireann, 2022
© Ordnance Survey Ireland, 2022
www.osi.ie/copyright

LEGEND:
<http://www.osi.ie>;
search 'Large Scale Legend'

NOTES

SITE BOUNDARY

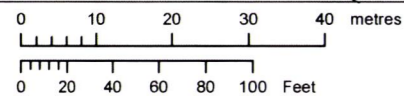
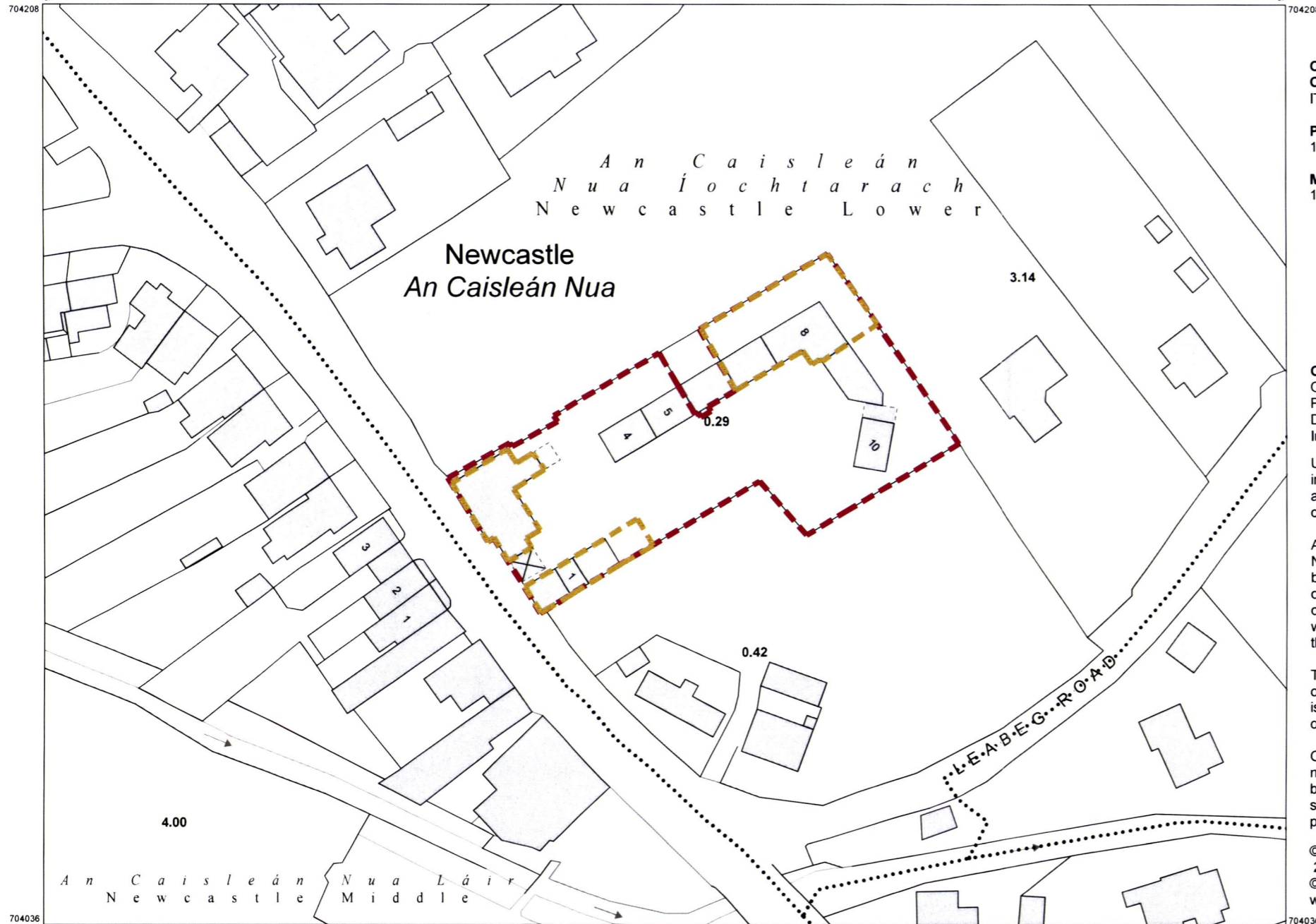


AREA SUBJECT TO THIS PLANNING APPLICATION



*A n C a i s l e á n
N u a Í o c h t a r a c h
N e w c a s t l e L o w e r*

**Newcastle
An Caisleán Nua**



OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: <http://www.osi.ie>; search 'Capture Resolution'



SITE LOCATION MAP (URBAN PLACE MAP) POSITION OF SITE NOTICE
ROCKINGHAM, NEWCASTLE, CO. WICKLOW
Scale 1:1000

00.00.00	A	Issued for	A.A
DATE	REV	ISSUED FOR	BY

CDP Architecture
Designers · Planning · Interiors · Project Management
4, The Mall, Main Street,
Lucan Village, Co. Dublin,
K78 V9R6
T 01 62 14498
E info@cdparchitecture.ie
W www.cdp-architecture.com

CLIENT
BEAKONBELL LIMITED

PROJECT DETAILS
PROPOSED CHANGE OF USE APPLICATION
AT ROCKINGHAM, NEWCASTLE ROAD,
CO. WICKLOW

DRAWING TITLE
SITE LOCATION MAP
(URBAN PLACE MAP)

PURPOSE
SECTION 5

DRAWN BY A.G. **REVIEWED BY** V.B.

SCALE 1:1000 **SHEET SIZE** A3 **DATE** 27/11/2024

JOB NO.	PURPOSE NO.	DRAWING NO.	REVISION
2022_083	3.1	002	A



NOTES

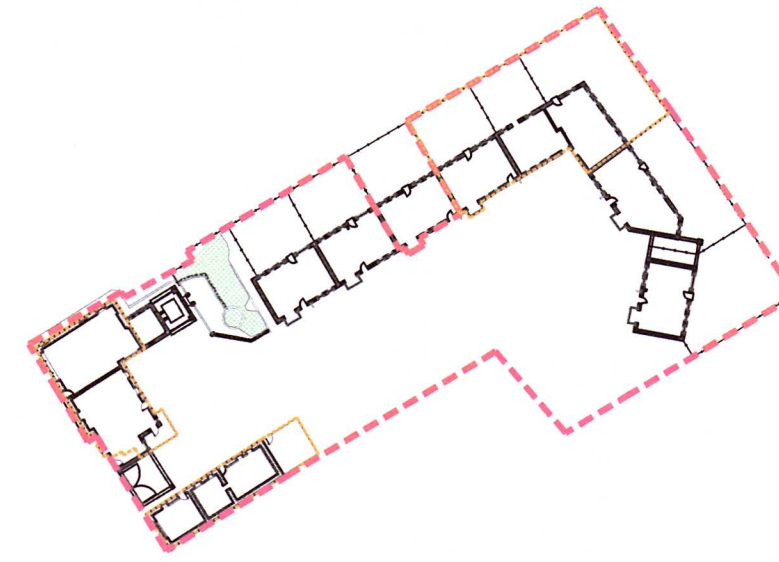
SITE BOUNDARY	
EXISTING BUILT FORM	
SURROUNDING CONTEXT	
EXISTING UNITS FOR CHANGE OF USE	
AREA SUBJECT TO THIS PLANNING APPLICATION	

EXISTING / PROPOSED BLOCK PLAN
 ROCKINGHAM, NEWCASTLE, CO. WICKLOW
 Scale 1:500

00.00.00	A	Issued for	A.A
DATE	REV	ISSUED FOR	BY

CDP Architecture
 4, The Mall, Main Street,
 Lucan Village, Co. Dublin,
 K78 V9R6
 T 01 6214498
 E info@cdparchitecture.ie
 W www.cdp-architecture.com
 Designers - Planning - Interiors - Project Management

CLIENT			
BEAKONBELL LIMITED			
PROJECT DETAILS			
PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD, CO. WICKLOW			
DRAWING TITLE			
EXISTING / PROPOSED BLOCK PLAN			
PURPOSE			
SECTION 5			
DRAWN BY		REVIEWED BY	
A.G		V.B	
SCALE	SHEET SIZE	DATE	
1:500	A3	27/11/2024	
JOB NO.	PURPOSE NO.	DRAWING NO.	REVISION
2022_083	3.1	003	A



KEY PLAN
N.T.S.

LEGEND

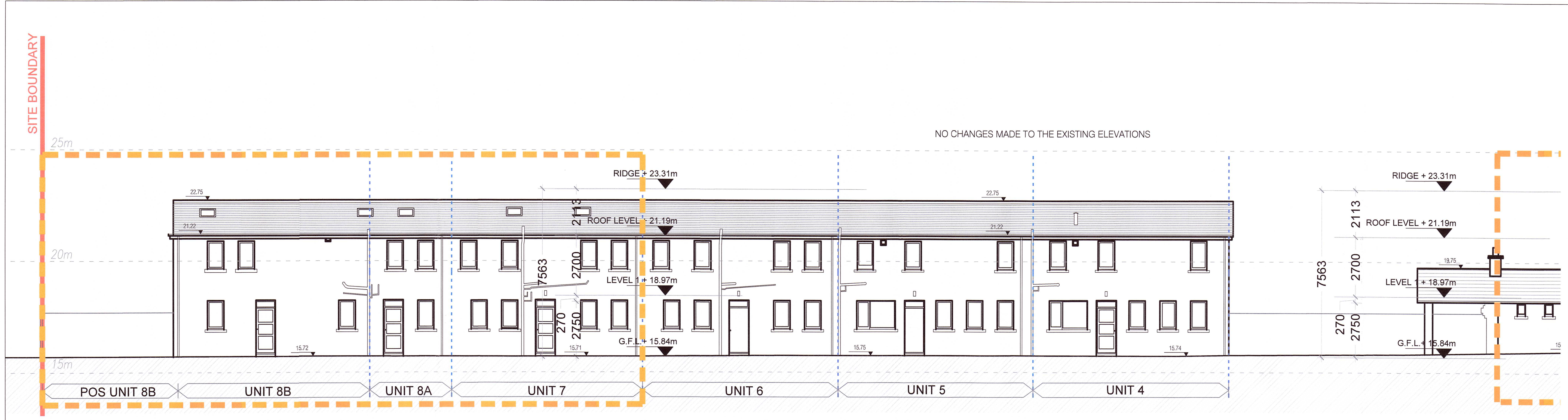
SITE BOUNDARY	
AREA SUBJECT TO THIS PLANNING APPLICATION	
STUDIO UNIT	
2-BED UNIT	
3-BED UNIT	

PROPOSED FIRST FLOOR PLAN - UNITS 1, 2 & 3B
SCALE 1:50

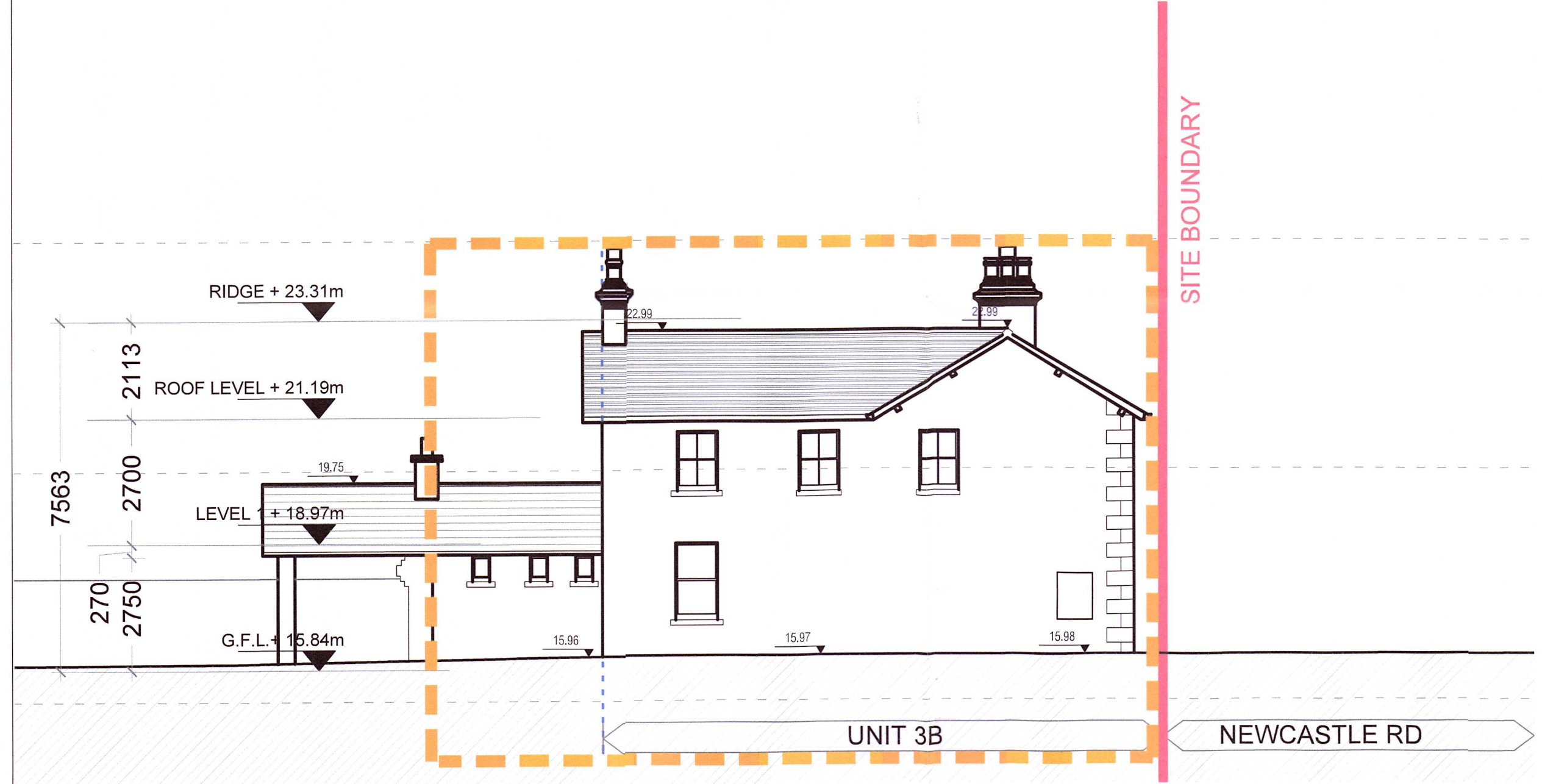
00.00.00	A	Issued for	A.A
DATE	REV	ISSUED FOR	BY

CDP Architecture
Designers - Planning - Interiors - Project Management
4, The Mall, Main Street,
Lucan Village, Co. Dublin,
K75 9P98
T: 01 6214468
E: info@cdparcitecture.ie
W: www.cdp-architecture.com

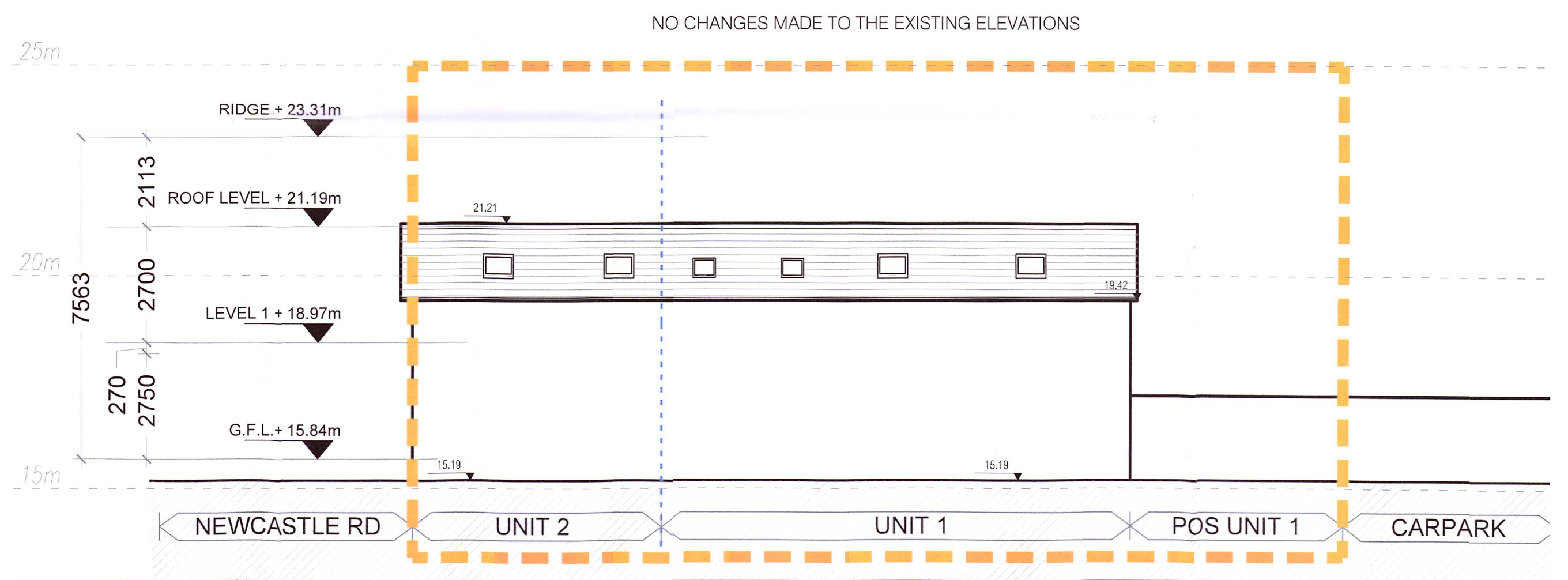
CLIENT BEAKONBELL LTD			
PROJECT DETAILS PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD, CO. WICKLOW			
DRAWING TITLE EXISTING FIRST FLOOR PLAN UNITS 1, 2 & 3B			
PURPOSE SECTION 5			
DRAWN BY A.GEORGE		REVIEWED BY V.BABU	
SCALE 1:100	SHEET SIZE A1	DATE 25/11/2024	REVISION A
JOB NUMBER 2022_083	PURPOSE NO. 3.1	DRAWING NO. 207	REVISION A



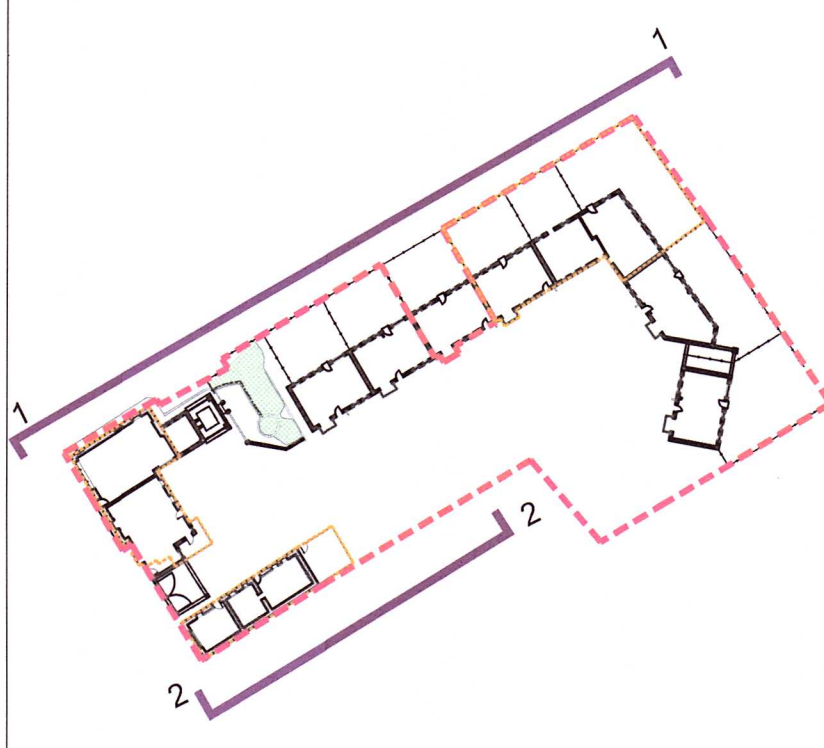
EXISTING / PROPOSED ELEVATION 1-1 REAR (PART A)
SCALE 1:100



EXISTING / PROPOSED ELEVATION 1-1 REAR (PART B)
SCALE 1:100



EXISTING / PROPOSED ELEVATION 2-2
SCALE 1:100



KEY PLAN
N.T.S.

LEGEND
SITE BOUNDARY
AREA SUBJECT TO THIS PLANNING APPLICATION



KEY ELEVATION - EXISTING / PROPOSED ELEVATION 1-1 REAR (PART A)
NTS



KEY ELEVATION - EXISTING / PROPOSED ELEVATION 1-1 REAR (PART B)
NTS

DATE	REV	ISSUED FOR	BY
00.00.00	A	Issued for	A.A

CDP Architecture
Designers • Planning • Interiors • Project Management

4, The Mill, Main Street,
Lucan Village, Co. Dublin,
K18 1R68
T: 01 823 4458
E: info@cdparchitecture.ie
W: www.cdp-architecture.com

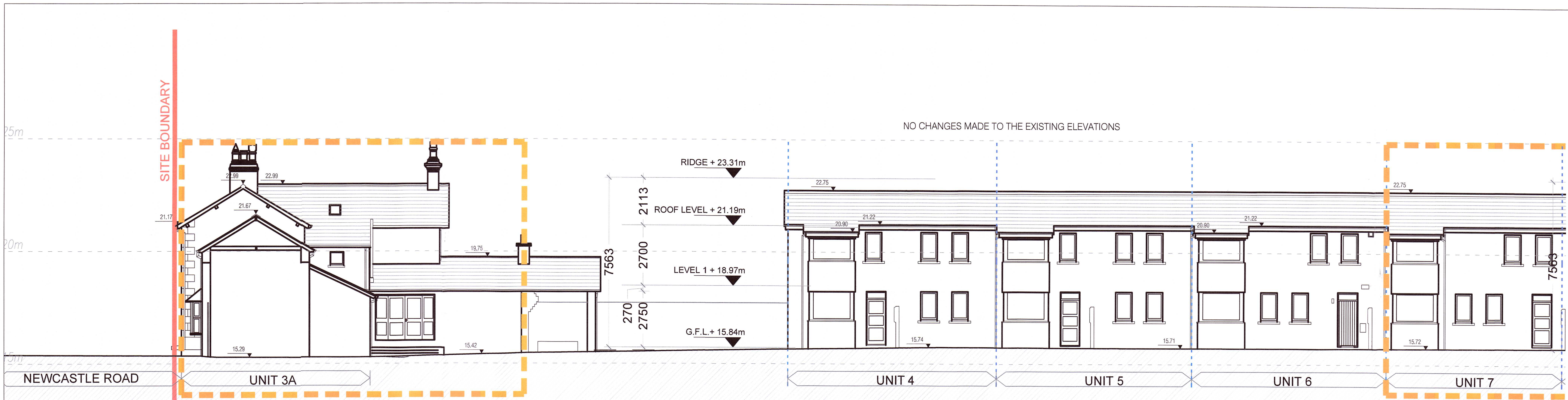
CLIENT
BEAKONBELL LTD

PROJECT DETAILS
PROPOSED CHANGE OF USE APPLICATION
AT ROCKINGHAM, NEWCASTLE ROAD,
CO. WICKLOW

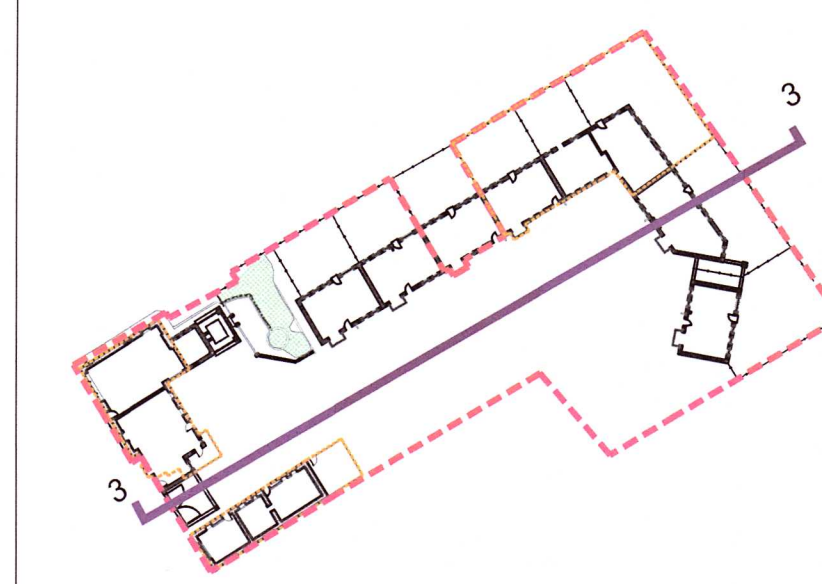
DRAWING TITLE
EXISTING / PROPOSED ELEVATIONS
1-1 & 2-2

PURPOSE
SECTION 5

DRAWN BY A.GEORGE	REVIEWED BY V.BABU
SCALE 1:100	DATE 25/11/2024
JOB NUMBER 2022_083	PURPOSE NO. 3.1
DRAWING NO. 300	REVISION A

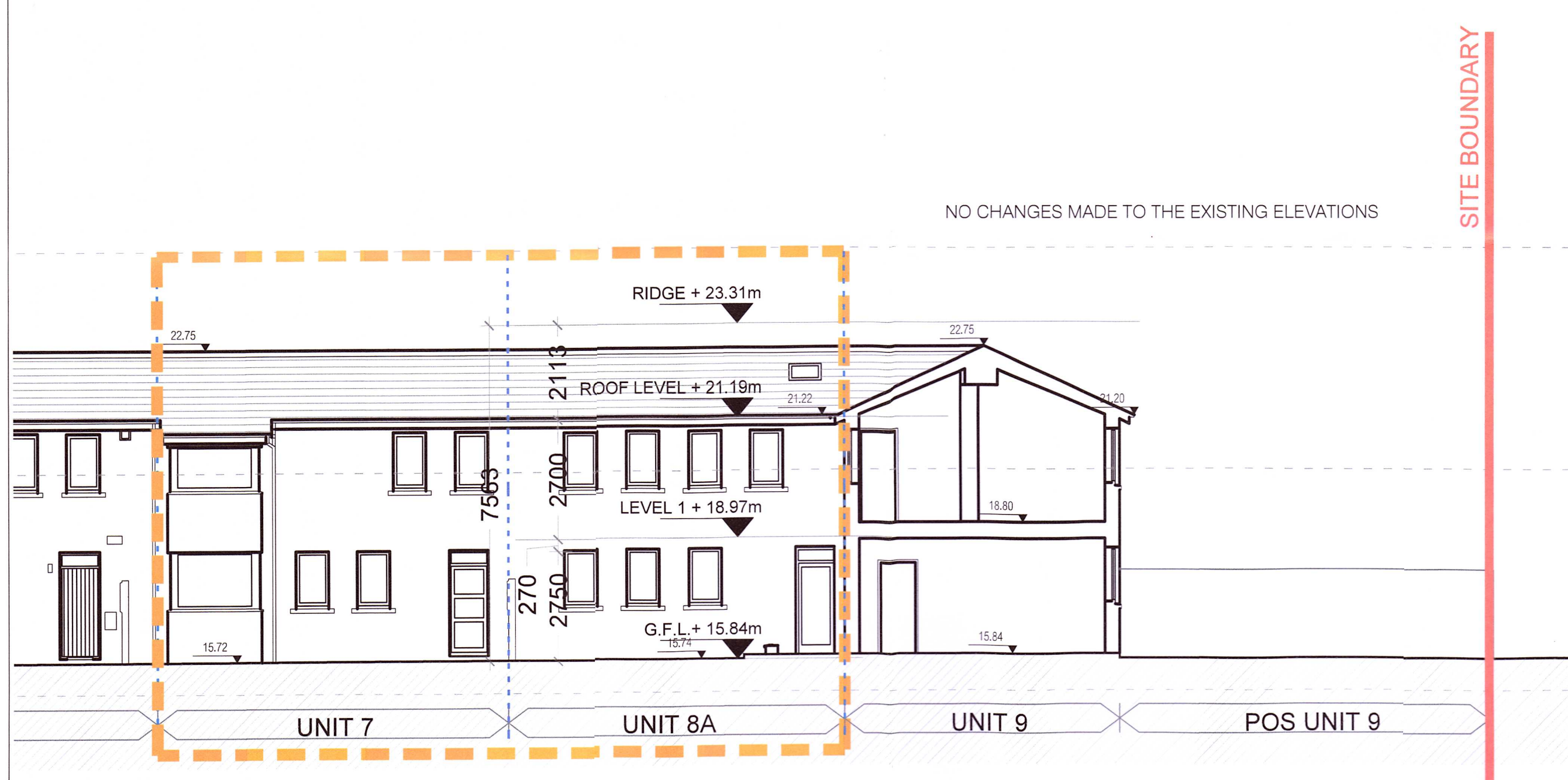


EXISTING / PROPOSED ELEVATION 3-3 FRONT (PART A)
SCALE 1:100



KEY PLAN
N.T.S.

LEGEND
SITE BOUNDARY
AREA SUBJECT TO THIS PLANNING APPLICATION



EXISTING / PROPOSED ELEVATION 3-3 FRONT (PART B)
SCALE 1:100



KEY ELEVATION - EXISTING / PROPOSED ELEVATION 3-3 FRONT (PART A)
NTS

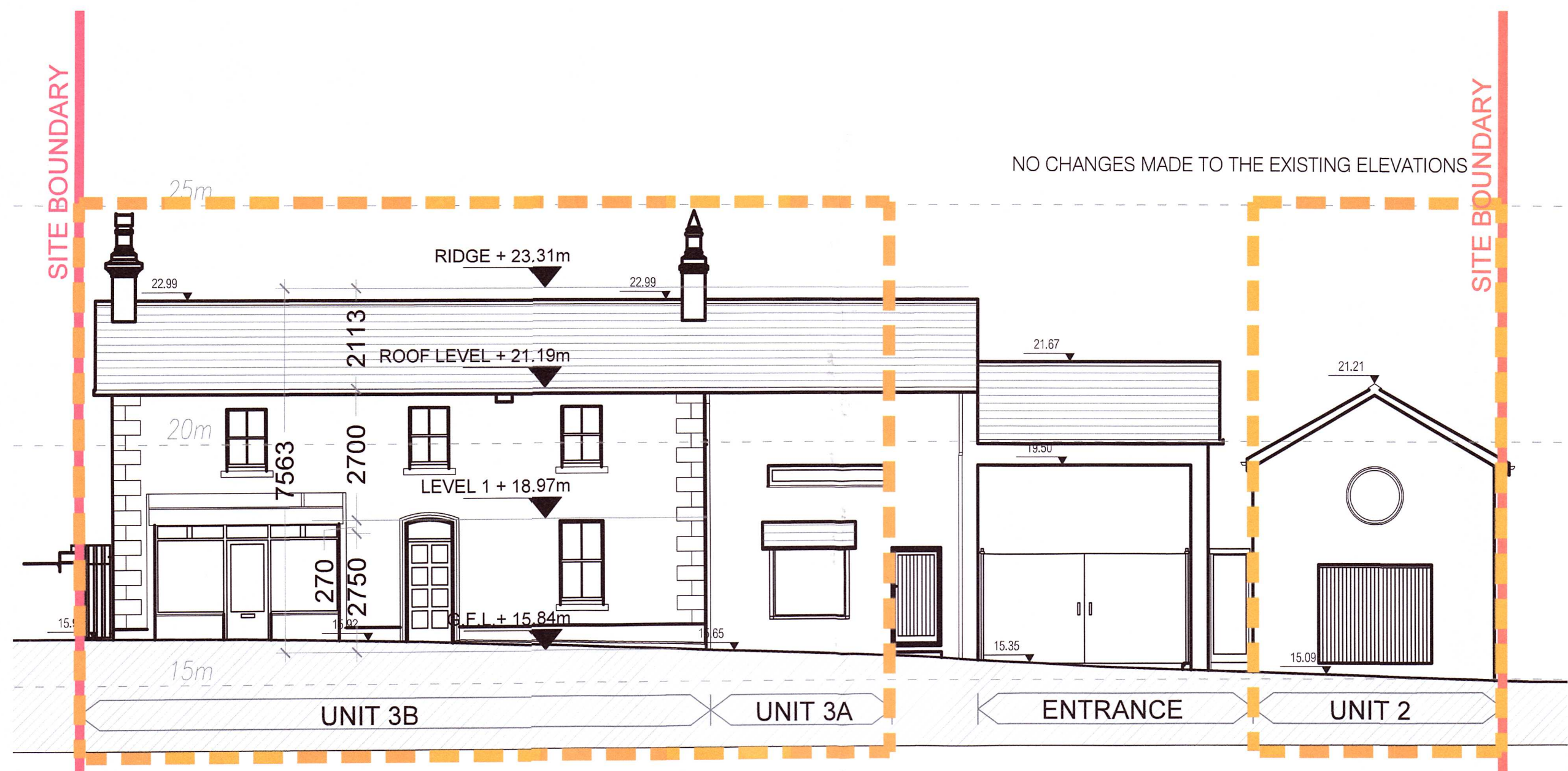


KEY ELEVATION - EXISTING / PROPOSED ELEVATION 3-3 FRONT (PART B)
NTS

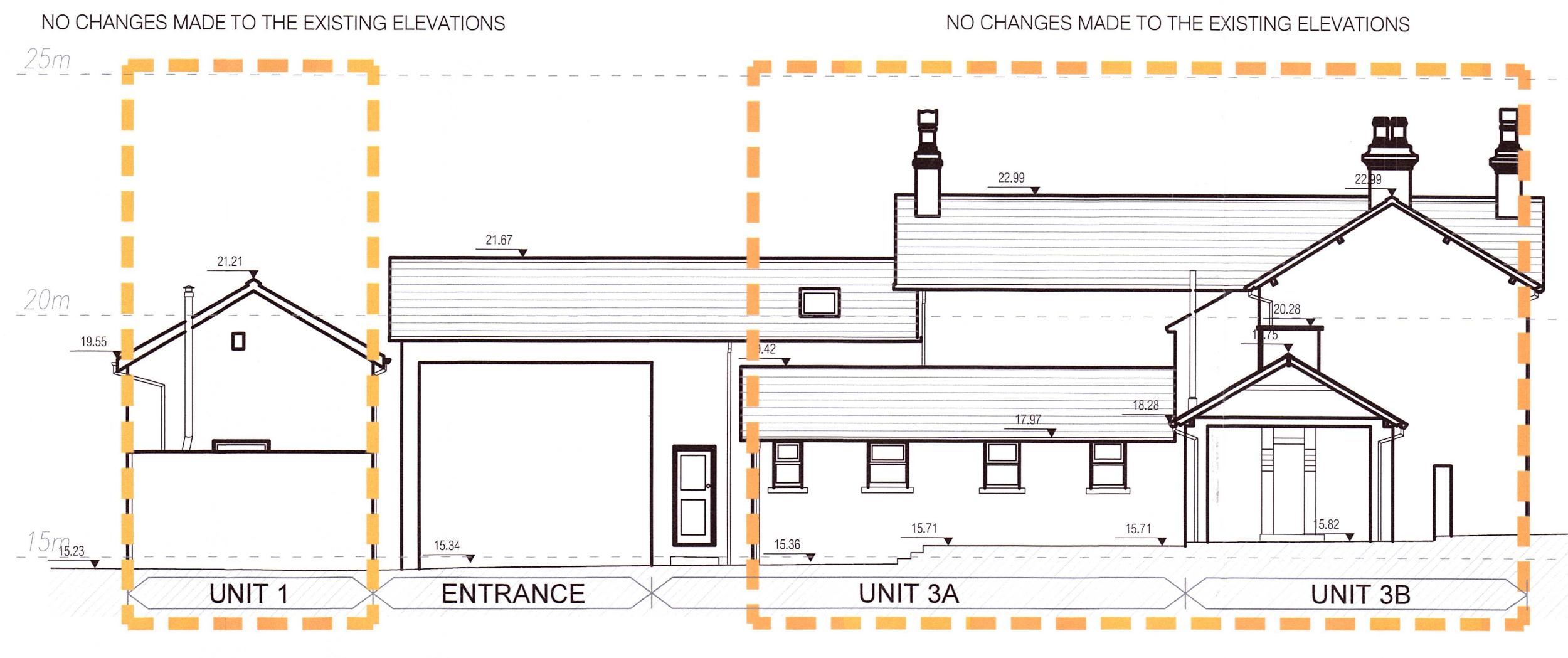
DATE	REV	ISSUED FOR	BY
00.00.00	A	Issued for	A.A

CDP Architecture
Designers - Planning - Interiors - Project Management
4, The Mall, Main Street, Lucan Village, Co. Dublin, K78 V8R6
T: 01 834 4499
E: info@cdparchitecture.ie
W: www.cdp-architecture.com

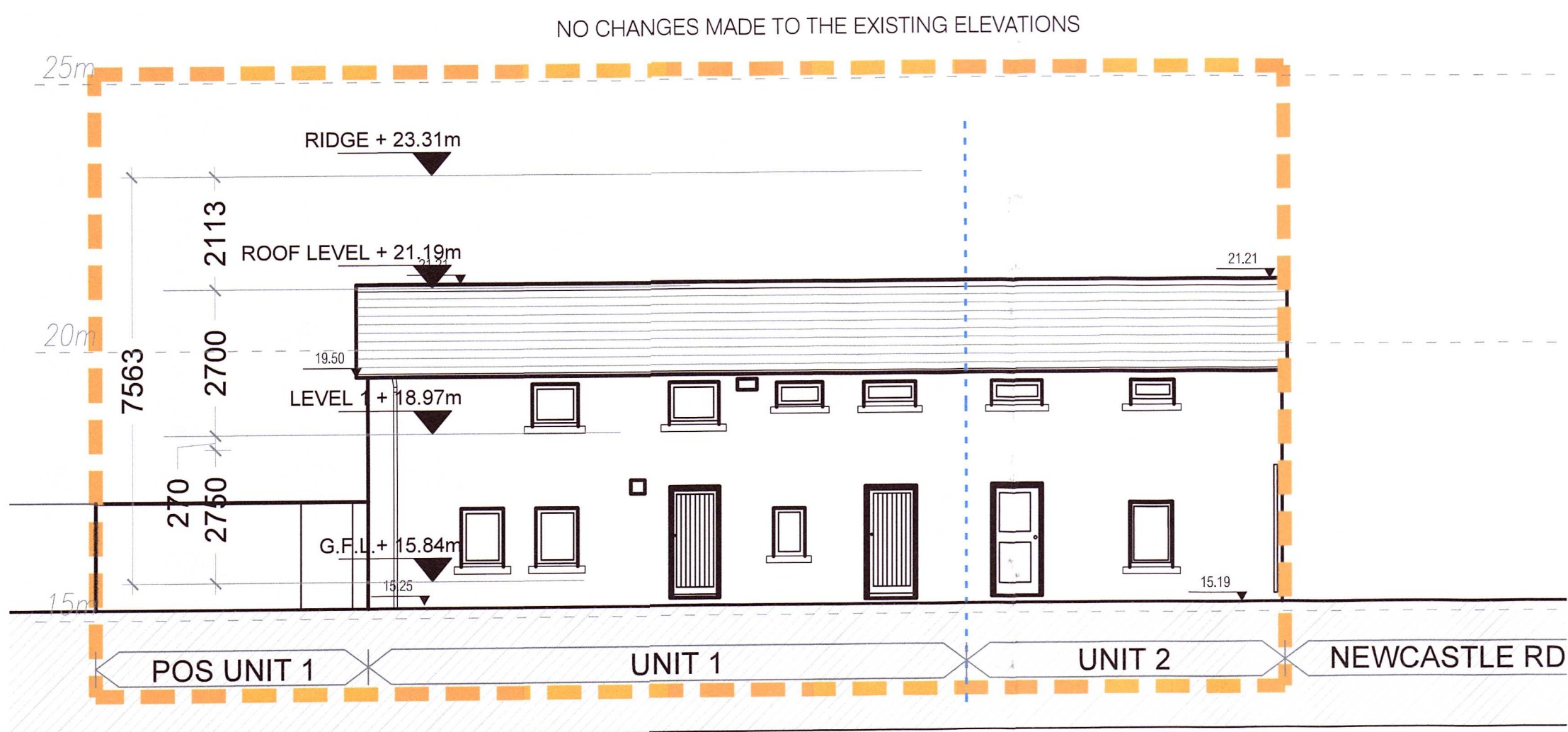
CLIENT BEAKONBELL LTD	
PROJECT DETAILS PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD, CO. WICKLOW	
DRAWING TITLE EXISTING / PROPOSED ELEVATION 3-3	
PURPOSE SECTION 5	
DRAWN BY A.GEORGE	REVIEWED BY V.BABU
SCALE 1:100	SHEET SIZE A1
JOB NUMBER 2022_083	PURPOSE NO. 3.1
DRAWING NO. 301	REVISION A
DATE 25/11/2024	



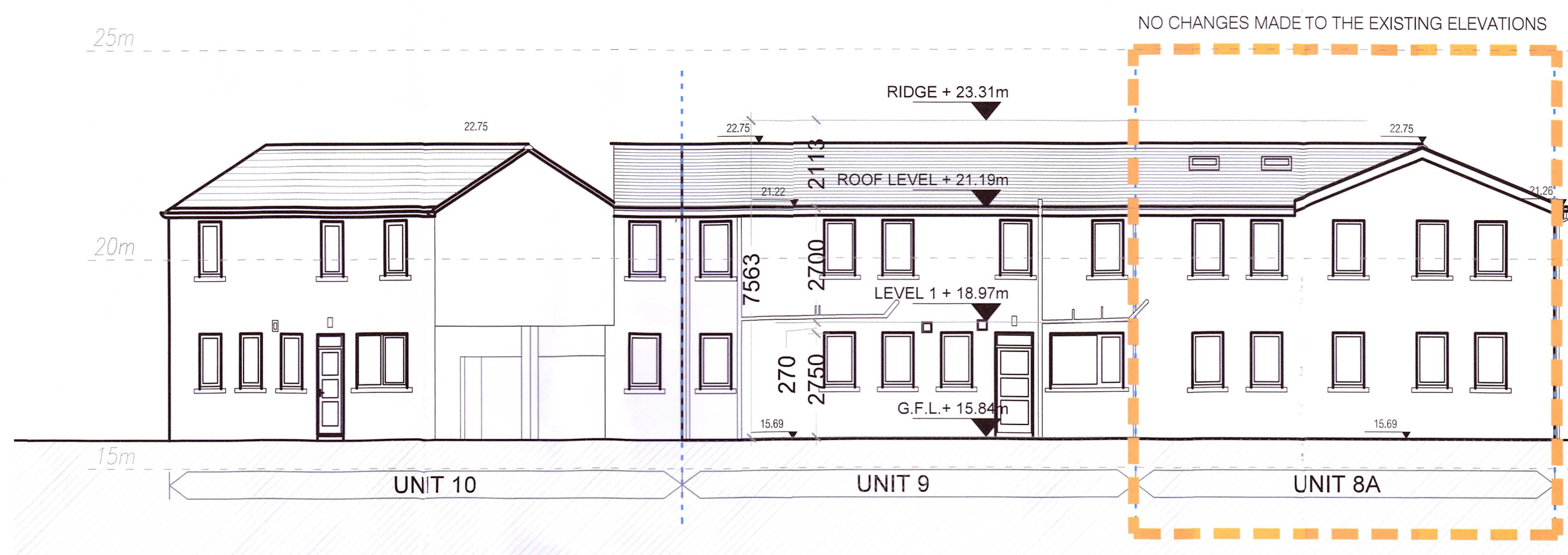
EXISTING / PROPOSED ELEVATION 4-4
SCALE 1:100



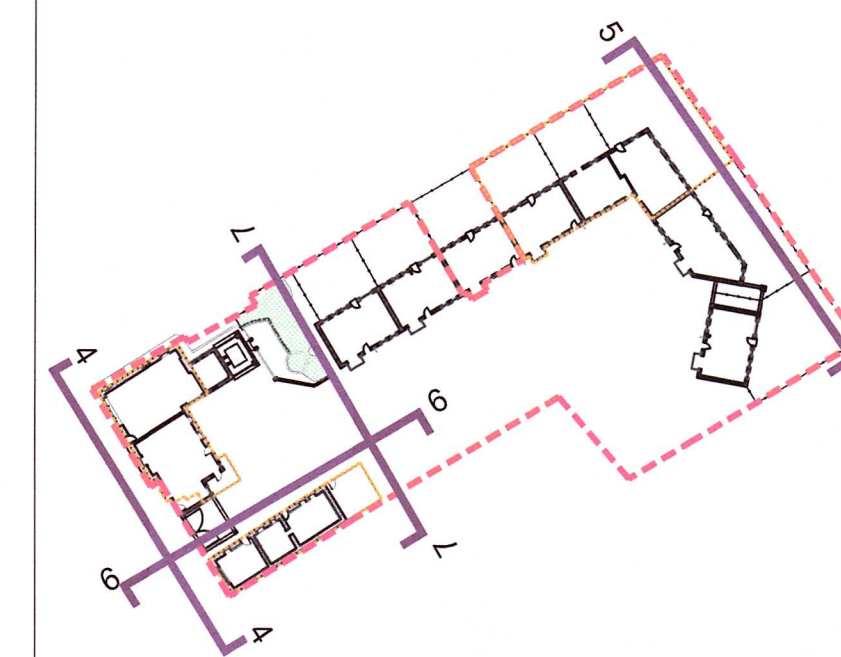
EXISTING / PROPOSED ELEVATION 7-7
SCALE 1:100



EXISTING / PROPOSED ELEVATION 6-6
SCALE 1:100



EXISTING / PROPOSED ELEVATION 5-5
SCALE 1:100



KEY PLAN
N.T.S

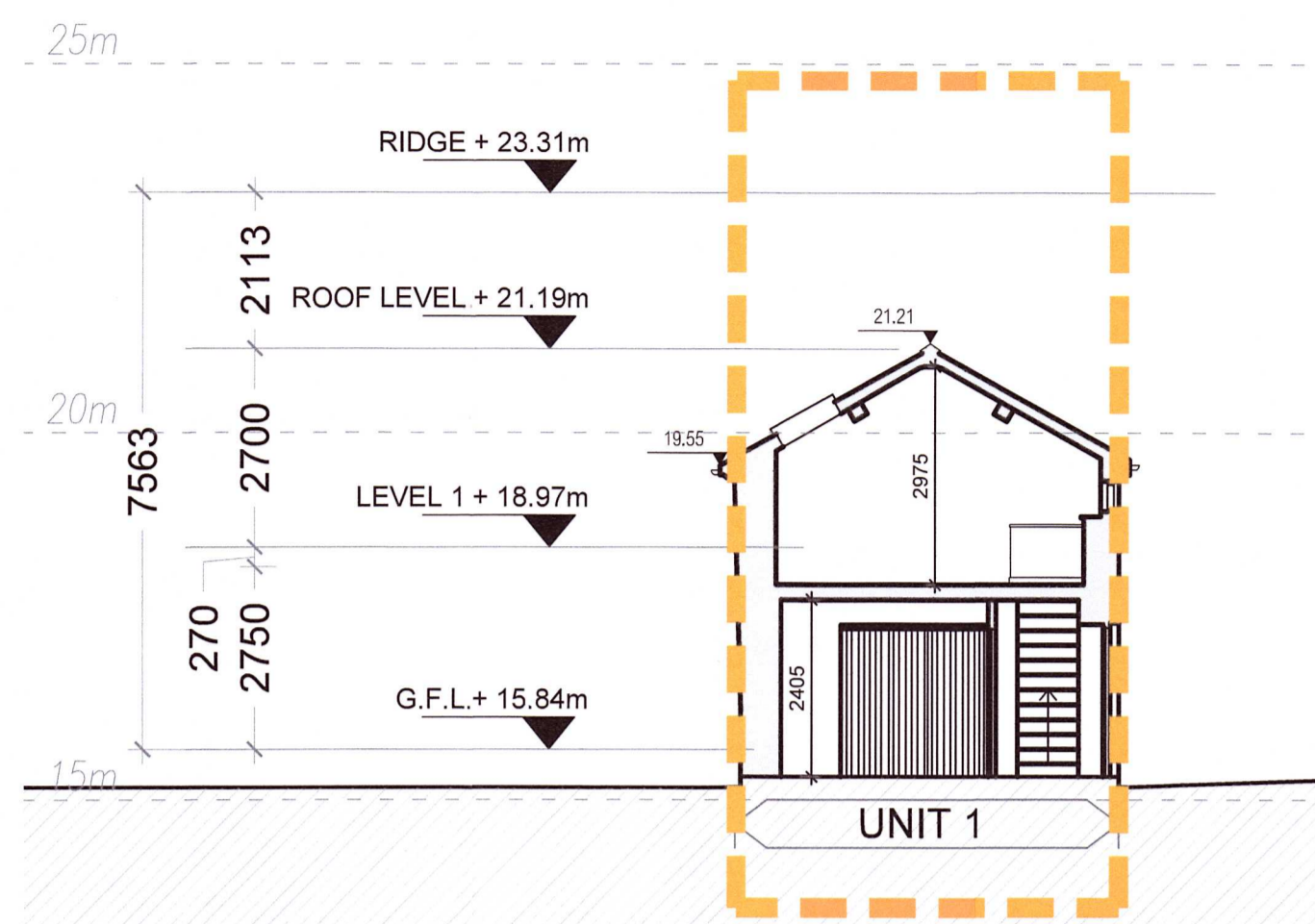
LEGEND
SITE BOUNDARY
AREA SUBJECT TO THIS PLANNING APPLICATION

DATE	REV	ISSUED FOR	BY
00.00.00	A	Issued for	A.A

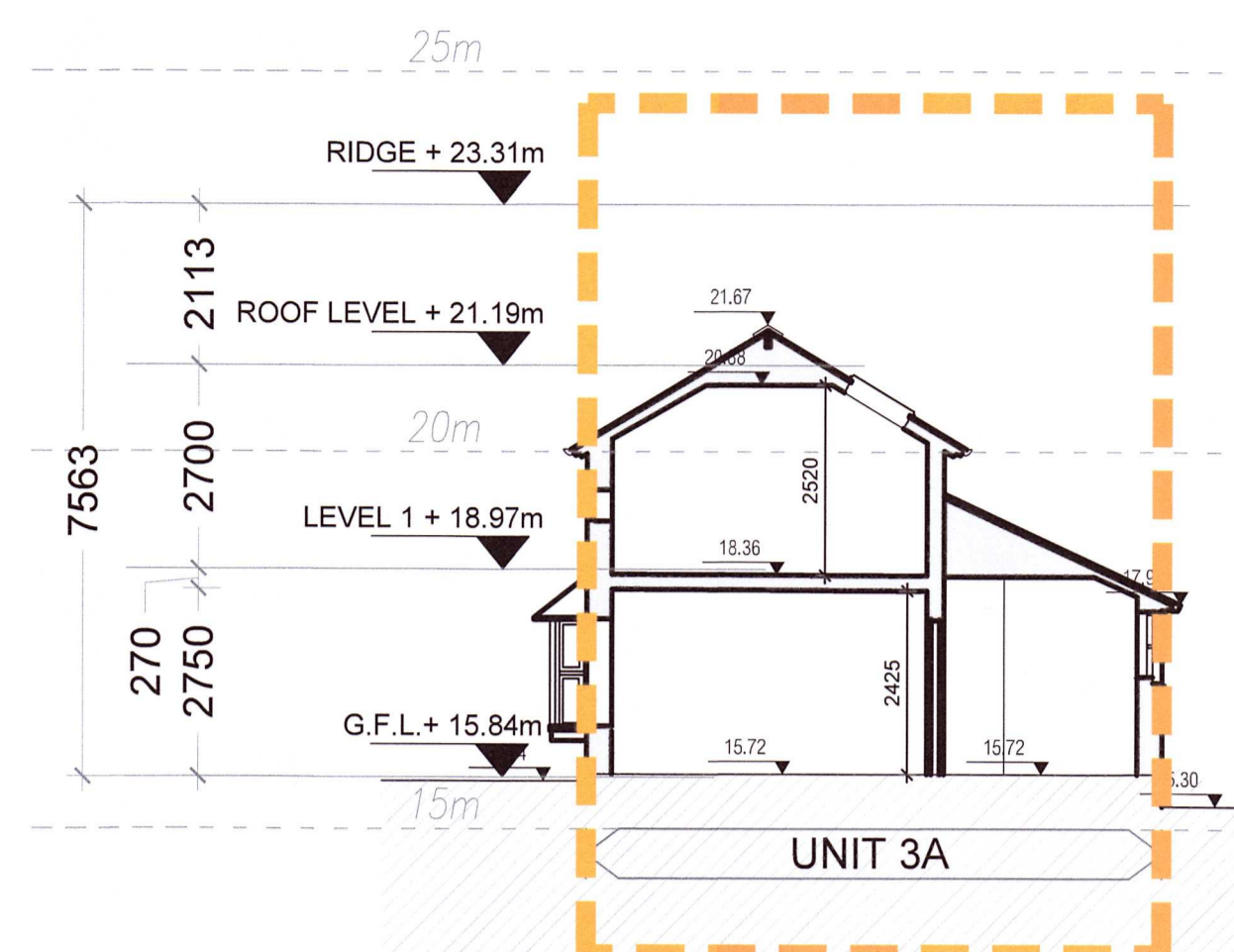
CDP Architecture
Designers • Planning • Interiors • Project Management

4, The Mall, Main Street,
Lucan Village, Co. Dublin,
K12 9V89
T: 01 8214499
E: info@cdparcitecture.ie
W: www.cdp-architecture.com

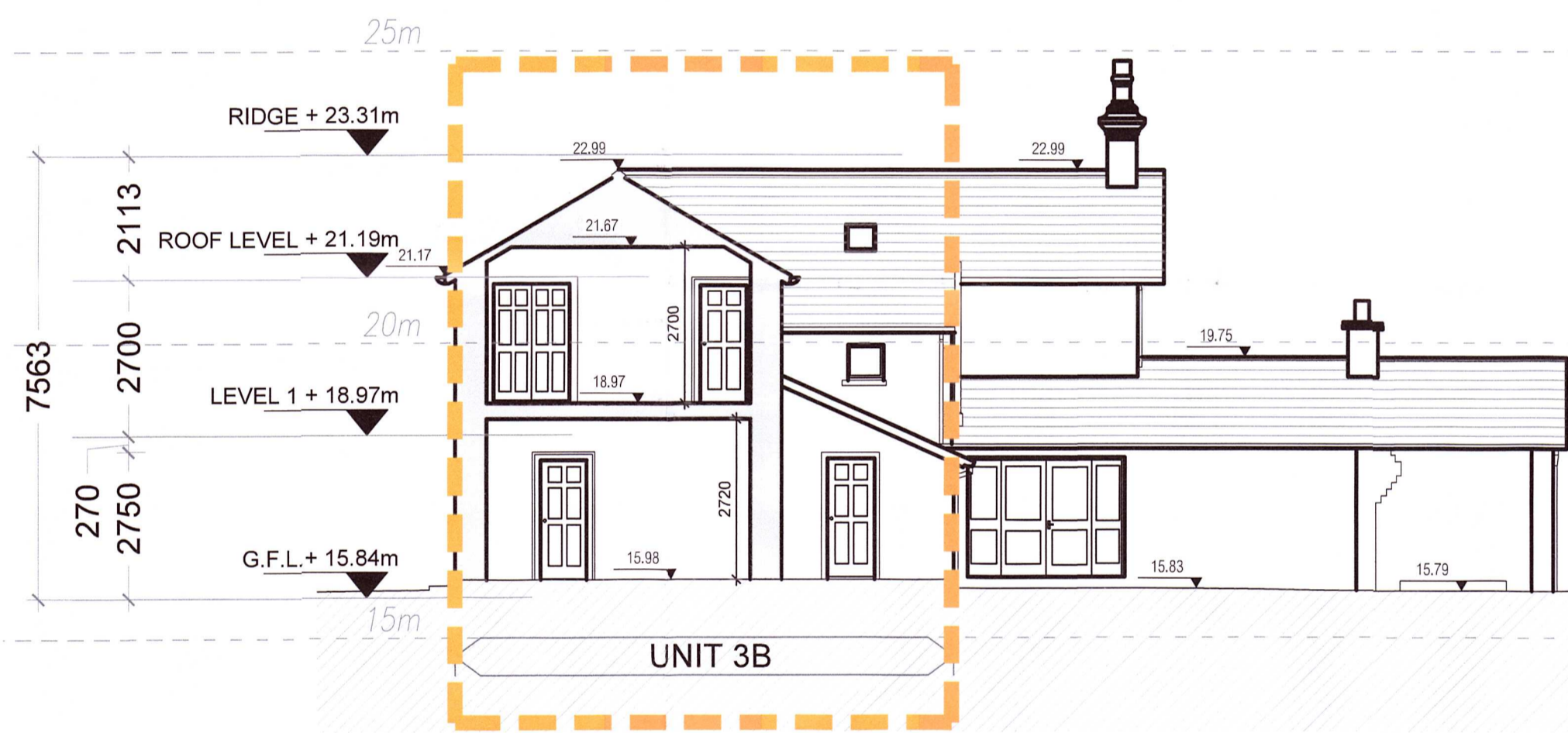
CLIENT BEAKONBELL LTD			
PROJECT DETAILS PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD, CO. WICKLOW			
DRAWING TITLE EXISTING / PROPOSED ELEVATIONS 4-4, 5-5, 6-6 & 7-7			
PURPOSE SECTION 5			
DRAWN BY A.GEORGE		REVIEWED BY V.BABU	
SCALE 1:100	SHEET SIZE A1	DATE 25/11/2024	
JOB NUMBER 2022_083	PURPOSE NO. 3.1	DRAWING NO. 302	REVISION A



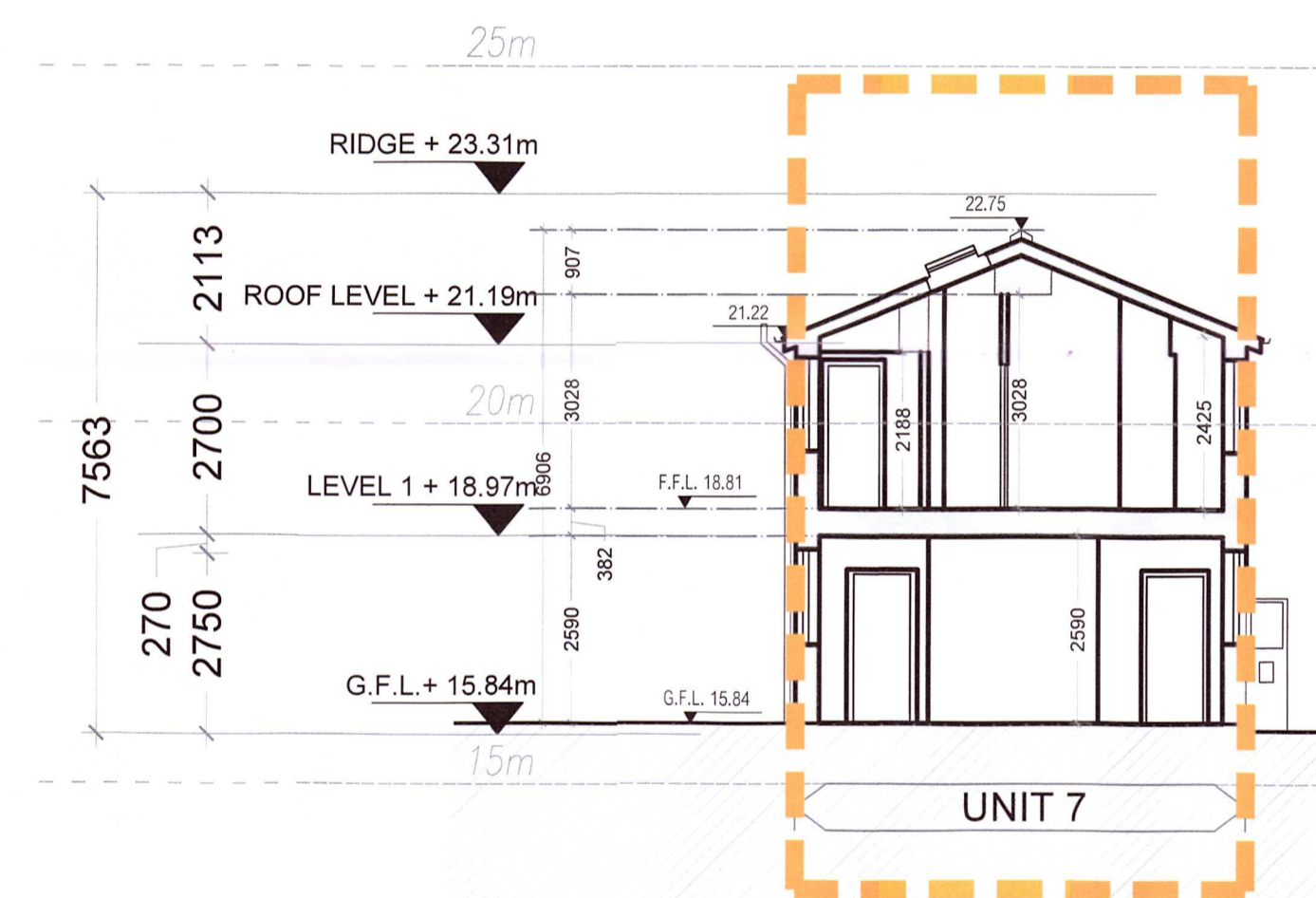
PROPOSED SECTION A-A
SCALE 1:100



PROPOSED SECTION B-B
SCALE 1:100



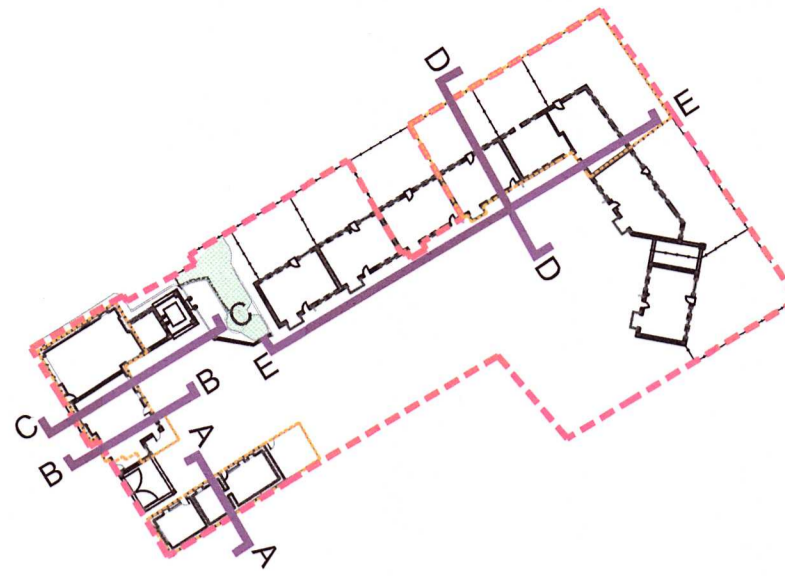
PROPOSED SECTION C-C
SCALE 1:100



PROPOSED SECTION D-D
SCALE 1:100



PROPOSED SECTION E-E
SCALE 1:100



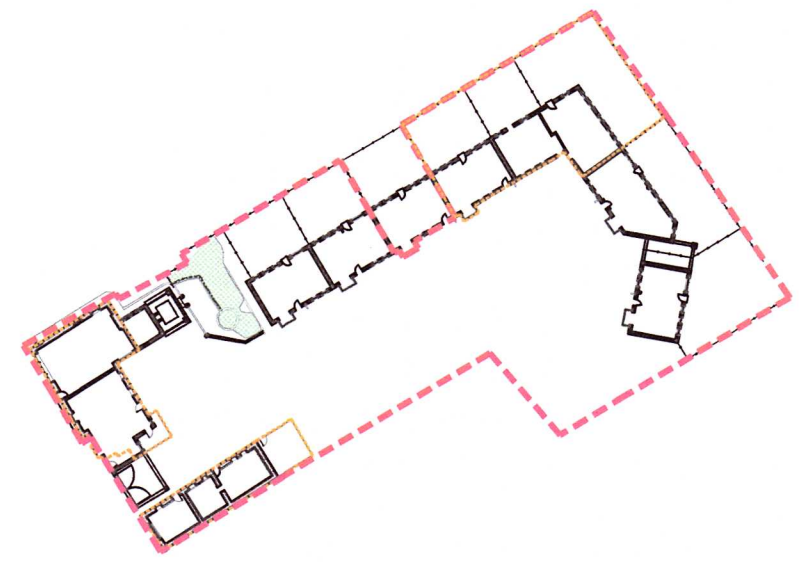
KEY PLAN
N.T.S.

LEGEND
SITE BOUNDARY
AREA SUBJECT TO THIS
PLANNING APPLICATION

DATE	REV	ISSUED FOR	BY
00.00.00	A	Issued for	A.A

CDP Architecture
Designers - Planning - Interiors - Project Management
4, The Mall, Main Street,
Lucan Village, Co. Dublin,
K78 V9R6
T: 01 621 4408
E: info@cdp-architecture.ie
W: www.cdp-architecture.ie

CLIENT BEAKONBELL LTD	
PROJECT DETAILS PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD, CO. WICKLOW	
DRAWING TITLE PROPOSED SECTIONS A-A, B-B, C-C, D-D & E-E	
PURPOSE SECTION 5	
DRAWN BY A.GEORGE	REVIEWED BY V.BABU
SCALE 1:100	SHEET SIZE A1
JOB NUMBER 2022_083	PURPOSE NO. 3.1
DRAWING NO. 400	REVISION A
DATE 25/11/2024	



KEY PLAN
N.T.S

LEGEND
 SITE BOUNDARY - - - - -
 AREA SUBJECT TO THIS PLANNING APPLICATION - - - - -

DATE	REV	ISSUED FOR	BY
00.00.00	A	Issued for	A.A

CDP Architecture
 Designers - Planning - Interiors - Project Management
 4, The Mall, Main Street, Lucan Village, Co. Dublin, K9B V9R6
 T: 01 832 0486
 E: info@cdparchitecture.ie
 W: www.cdp-architecture.com

CLIENT
BEAKONBELL LTD

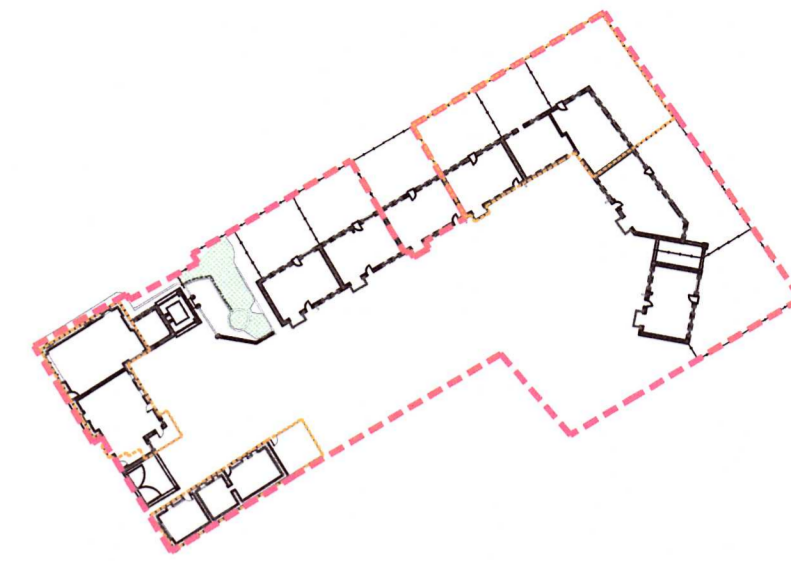
PROJECT DETAILS
PROPOSED CHANGE OF USE APPLICATION
AT ROCKINGHAM, NEWCASTLE ROAD,
CO. WICKLOW

DRAWING TITLE
EXISTING SITE LAYOUT PLAN
WITH GROUND FLOOR PLAN

PURPOSE
SECTION 5

DRAWN BY A.GEORGE	REVIEWED BY V.BABU
SCALE 1:100	DATE 25/11/2024
JOB NUMBER 2022_083	REVISION A

EXISTING SITE LAYOUT PLAN WITH GROUND FLOOR PLAN
SCALE 1:200



KEY PLAN
N.T.S

- LEGEND
- SITE BOUNDARY
 - AREA SUBJECT TO THIS PLANNING APPLICATION
 - STUDIO UNIT
 - 2-BED UNIT
 - 3-BED UNIT

PROPOSED SITE LAYOUT PLAN WITH GROUND FLOOR PLAN
SCALE 1:200

00.00.00	A	Issued for	A.A
DATE	REV	ISSUED FOR	BY

CDP Architecture
Designers - Planning - Interiors - Project Management

4, The Mall, Main Street,
Lucan Village, Co. Dublin,
K28 V6R6
T: 01 8214898
E: info@cdparchitecture.ie
W: www.cdp-architecture.com

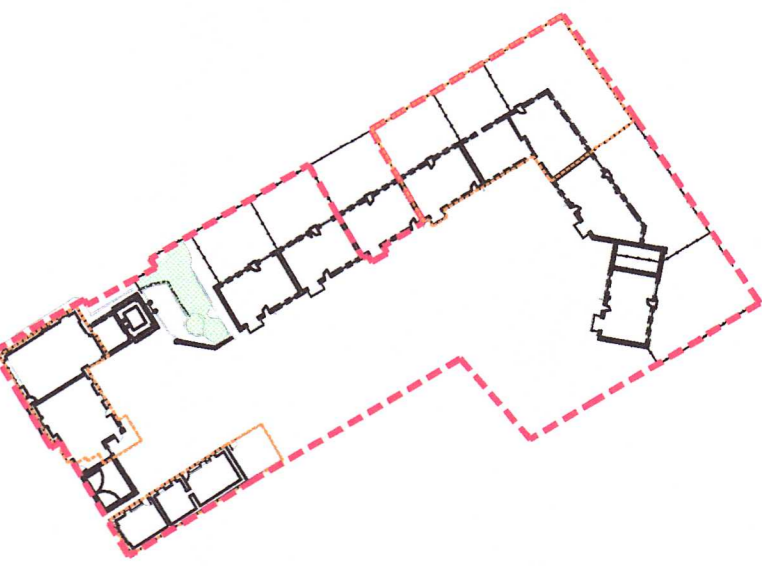
CLIENT
BEAKONBELL LTD

PROJECT DETAILS
PROPOSED CHANGE OF USE APPLICATION
AT ROCKINGHAM, NEWCASTLE ROAD,
CO. WICKLOW

DRAWING TITLE
PROPOSED SITE LAYOUT PLAN
WITH GROUND FLOOR PLAN

PURPOSE
SECTION 5

DRAWN BY A.GEORGE	REVIEWED BY V.BABU
SCALE 1:100	SHEET SIZE A1
JOB NUMBER 2022_083	PURPOSE NO. 3.1
DRAWING NO. 101	REVISION A
	DATE 25/11/2024



KEY PLAN
N.T.S.

LEGEND
SITE BOUNDARY
AREA SUBJECT TO THIS PLANNING APPLICATION



EXISTING GROUND FLOOR PLAN - UNITS 7, 8A & 8B
SCALE 1:50

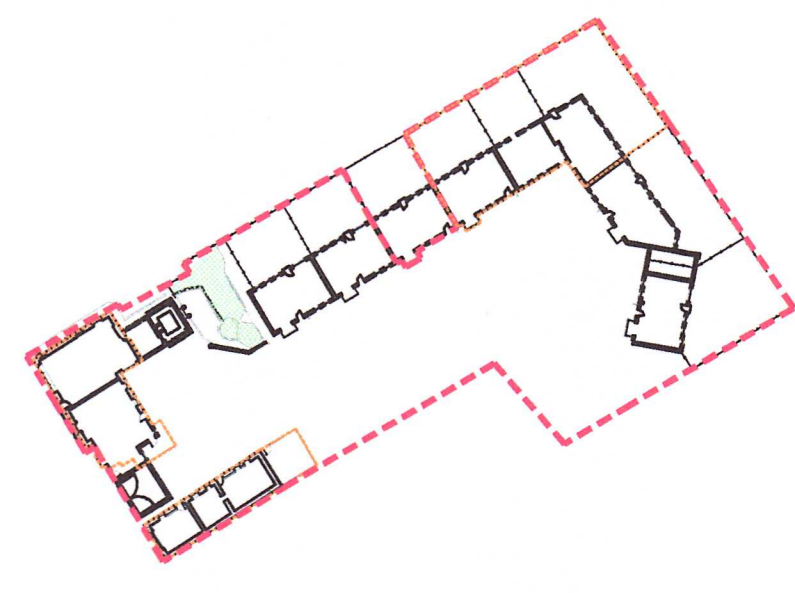
00.00.00	A	Issued for	A.A
DATE	REV	ISSUED FOR	BY

CDP Architecture
Designers - Planning - Interiors - Project Management
4, The Mall, Main Street, Lucan Village, Co. Dublin, D18 YW90
T: 01 821 4498
E: info@cdparchitecture.ie
W: www.cdp-architecture.com

CLIENT BEAKONBELL LTD			
PROJECT DETAILS PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD, CO. WICKLOW			
DRAWING TITLE EXISTING GROUND FLOOR PLAN UNIT 7, 8A & 8B			
PURPOSE SECTION 5			
DRAWN BY A.GEORGE	REVIEWED BY V.BABU		
SCALE 1:100	SHEET SIZE A1	DATE 25/11/2024	
JOB NUMBER 2022_083	PURPOSE NO. 3.1	DRAWING NO. 200	REVISION A



EXISTING GROUND FLOOR PLAN - UNITS 1, 2, 3A & 3B
SCALE 1:50



KEY PLAN
N.T.S.

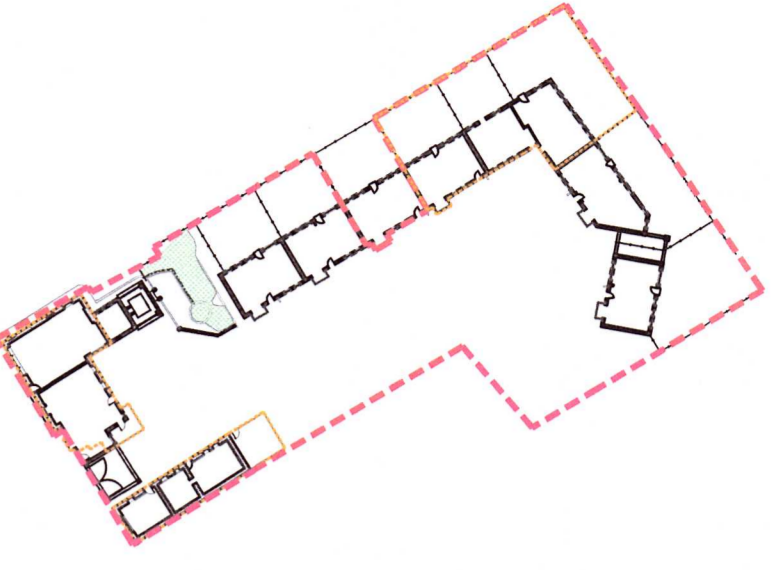
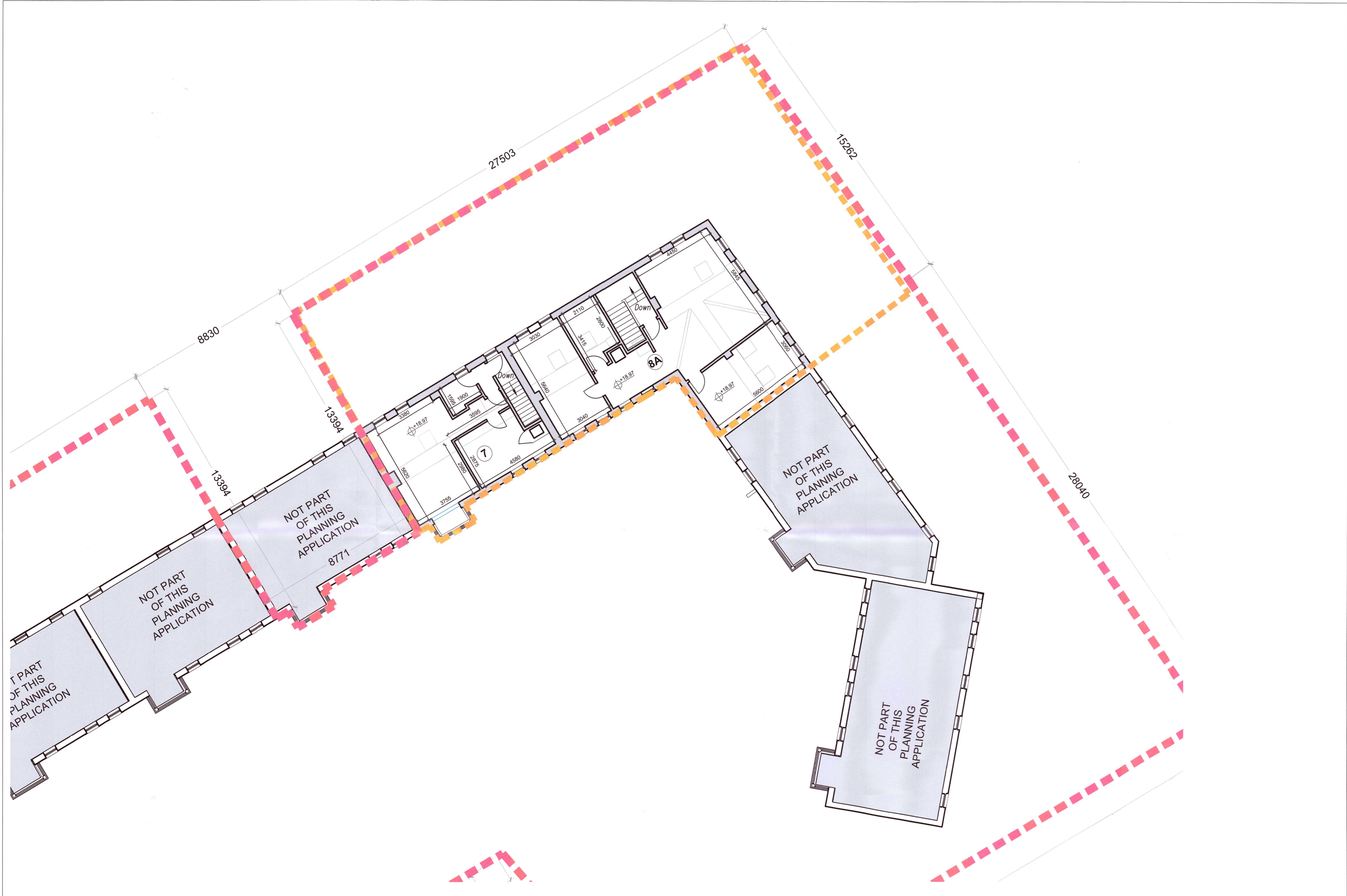
LEGEND
SITE BOUNDARY
AREA SUBJECT TO THIS PLANNING APPLICATION

00.00.00	A	Issued for	AA
DATE	REV	ISSUED FOR	BY

CDP Architecture
Designers - Planning - Interiors - Project Management

4, The Mall, Main Street,
Lucan Village, Co. Dublin,
K78 V8R8
T: 01 521 4499
E: info@cdparchitecture.ie
W: www.cdp-architecture.com

CLIENT BEAKONBELL LTD			
PROJECT DETAILS PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD, CO. WICKLOW			
DRAWING TITLE EXISTING GROUND FLOOR PLAN UNITS 1, 2, 3A & 3B			
PURPOSE SECTION 5			
DRAWN BY A.GEORGE		REVIEWED BY V.BABU	
SCALE 1:100	SHEET SIZE A1	DATE 25/11/2024	
JOB NUMBER 2022_083	PURPOSE NO. 3.1	DRAWING NO. 201	REVISION A



KEY PLAN
N.T.S

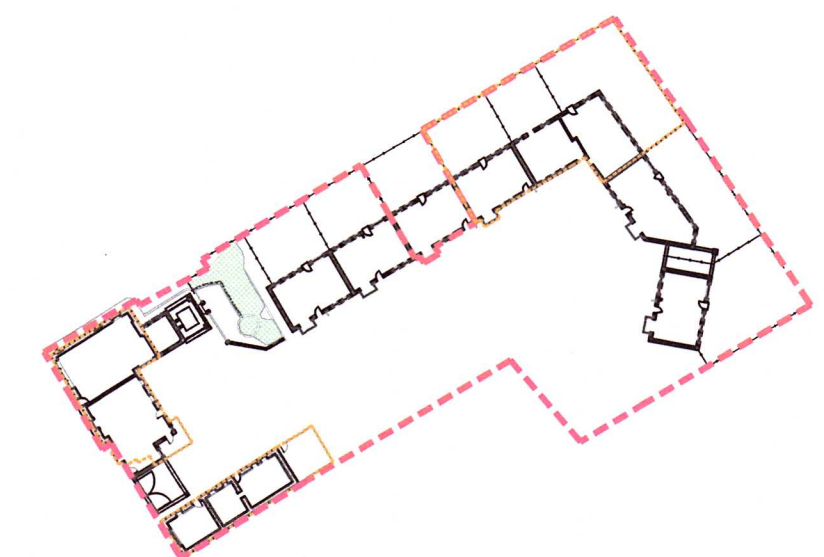
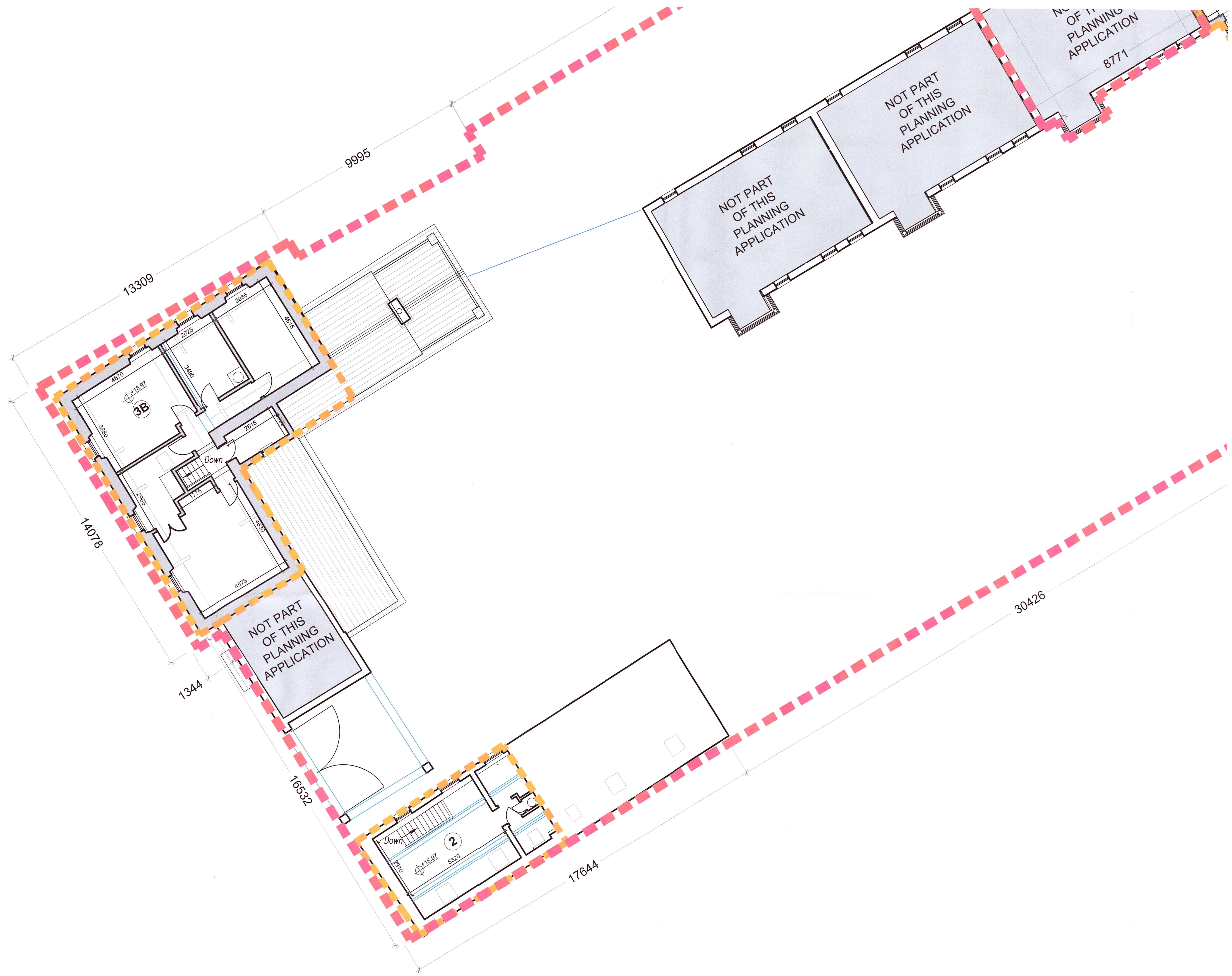
LEGEND
SITE BOUNDARY - - - - -
AREA SUBJECT TO THIS PLANNING APPLICATION - - - - -

EXISTING FIRST FLOOR PLAN - UNITS 7 & 8A
SCALE 1:50

DATE	REV	ISSUED FOR	BY
00.00.00	A	Issued for	A.A

CDP Architecture
Designers - Planning - Interiors - Project Management
4, The Mall, Main Street, Lucan Village, Co. Dublin, D17 0E8
T: 01 823 4458
E: info@cdparcitecture.ie
W: www.cdp-architecture.com

CLIENT BEAKONBELL LTD
PROJECT DETAILS PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD, CO. WICKLOW
DRAWING TITLE EXISTING FIRST FLOOR PLAN UNIT 7, 8A & 8B
PURPOSE SECTION 5
DRAWN BY A.GEORGE
REVIEWED BY V.BABU
SCALE 1:100
SHEET SIZE A1
DATE 25/11/2024
JOB NUMBER 2022_083
PURPOSE NO. 3.1
DRAWING NO. 202
REVISION A



N
KEY PLAN
N.T.S

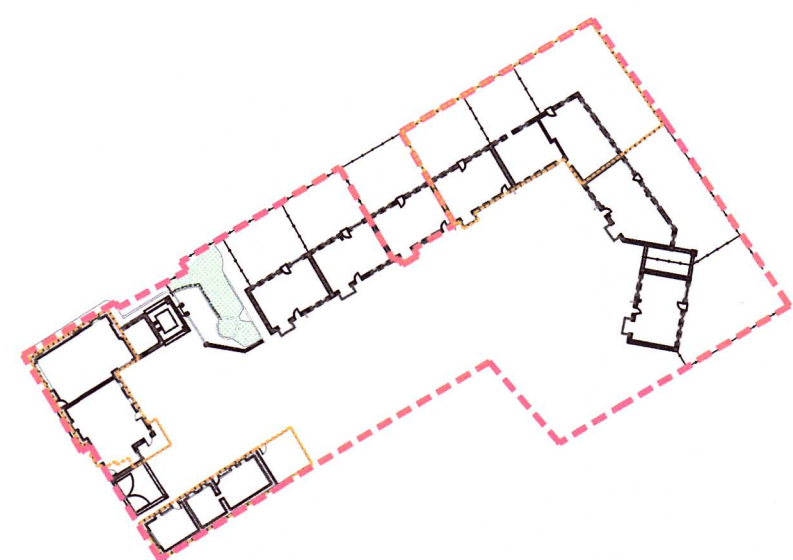
LEGEND
SITE BOUNDARY
AREA SUBJECT TO THIS PLANNING APPLICATION

N
EXISTING FIRST FLOOR PLAN - UNITS 2 & 3B
SCALE 1:50

00.00.00	A	Issued for	A.A
DATE	REV	ISSUED FOR	BY

CDP Architecture
Designers - Planning - Interiors - Project Management
4, The Mall, Main Street, Lucan Village, Co. Dublin, K75 V9R8
T: 01 4514488 E: info@cdparchitecture.ie W: www.cdp-architecture.com

CLIENT BEAKONBELL LTD			
PROJECT DETAILS PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD, CO. WICKLOW			
DRAWING TITLE EXISTING FIRST FLOOR PLAN UNITS 2 & 3B			
PURPOSE SECTION 5			
DRAWN BY A.GEORGE		REVIEWED BY V.BABU	
SCALE 1:100	SHEET SIZE A1	DATE 25/11/2024	
JOB NUMBER 2022_083	PURPOSE NO. 3.1	DRAWING NO. 203	REVISION A



KEY PLAN
N.T.S.

LEGEND

SITE BOUNDARY	---
AREA SUBJECT TO THIS PLANNING APPLICATION	---
2-BED UNIT	---
3-BED UNIT	---

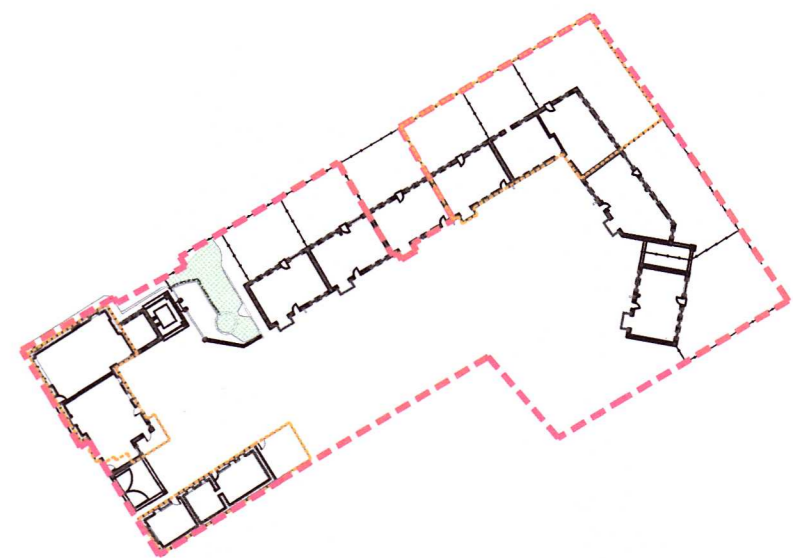
PROPOSED GROUND FLOOR PLAN - UNITS 7, 8A & 8B
SCALE 1:50

00.00.00	A	Issued for	A.A
DATE	REV	ISSUED FOR	BY

CDP Architecture
Designers - Planning - Interiors - Project Management

4, The Mall, Main Street,
Lucan Village, Co. Dublin,
D18 Y0R2
T: 01 6244688
E: info@cdparchitecture.ie
W: www.cdp-architecture.com

CLIENT BEAKONBELL LTD	
PROJECT DETAILS PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD, CO. WICKLOW	
DRAWING TITLE PROPOSED GROUND FLOOR PLAN UNITS 7, 8A & 8B	
PURPOSE SECTION 5	
DRAWN BY A.GEORGE	REVIEWED BY V.BABU
SCALE 1:100	SHEET SIZE A1
JOB NUMBER 2022_083	PURPOSE NO. 3.1
DRAWING NO. 204	REVISION A
DATE 25/11/2024	



KEY PLAN
N.T.S

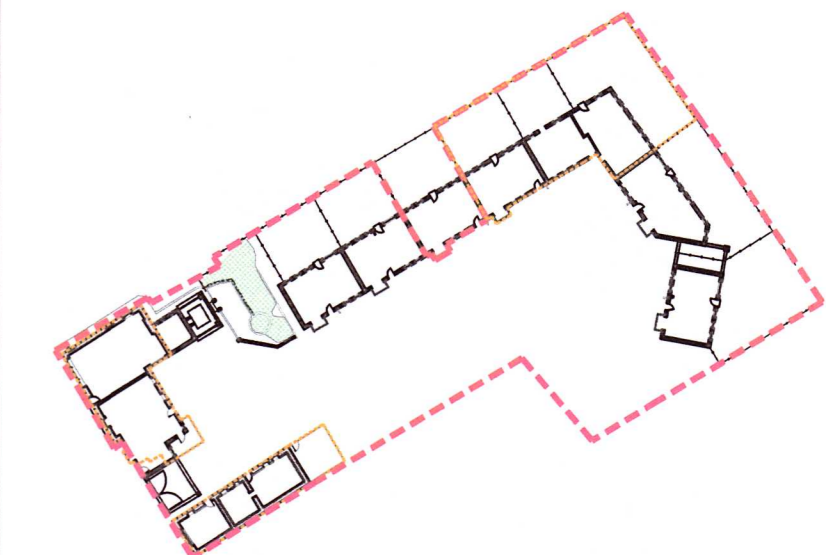
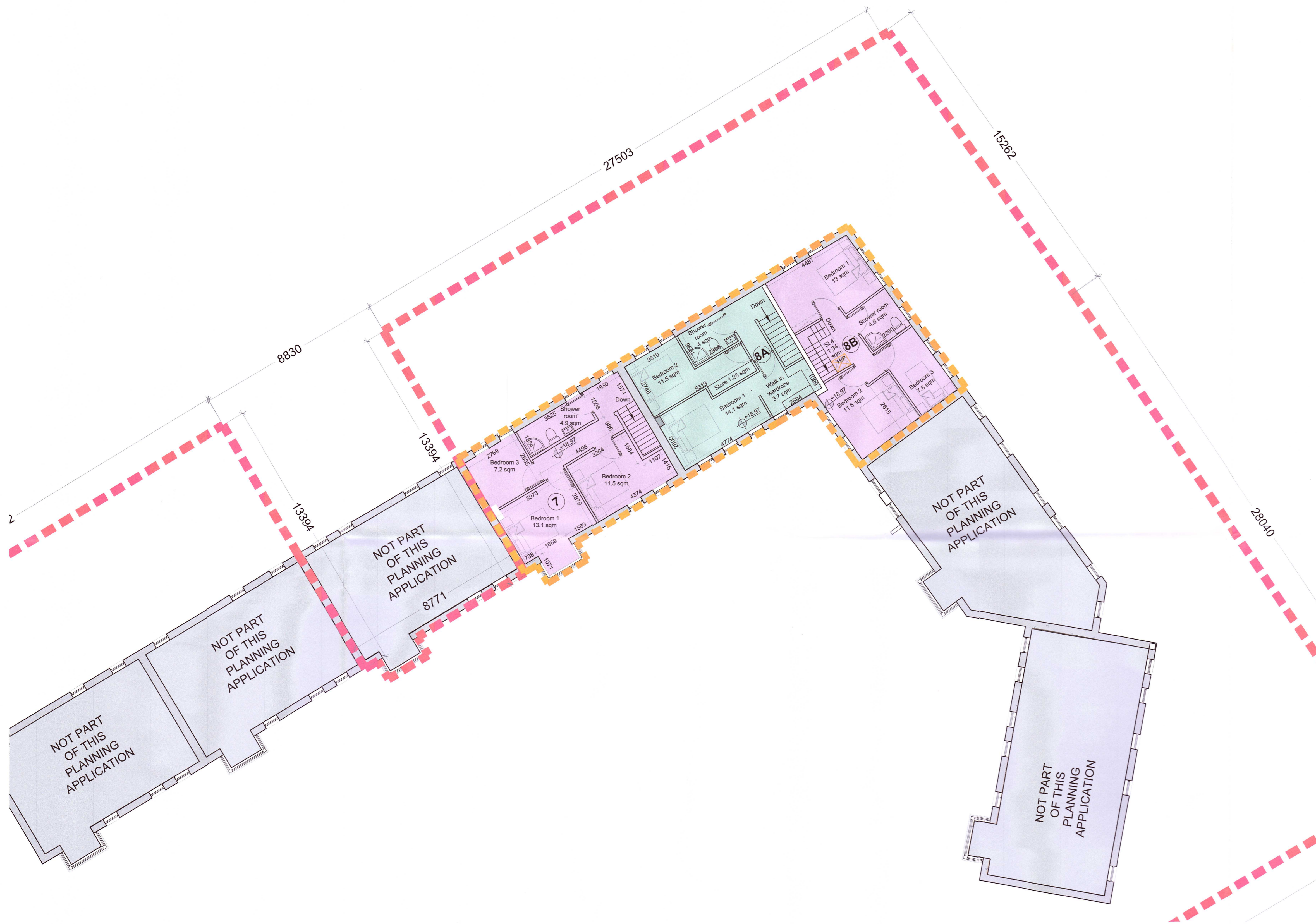
- LEGEND
- SITE BOUNDARY - - - - -
 - AREA SUBJECT TO THIS PLANNING APPLICATION - - - - -
 - STUDIO UNIT
 - 2-BED UNIT
 - 3-BED UNIT

PROPOSED GROUND FLOOR PLAN - UNITS 1, 2, 3A & 3B
SCALE 1:50

DATE	REV	ISSUED FOR	BY
00.00.00	A	Issued for	A.A

CDP Architecture
 4, The Mill, Main Street,
 Lucan Village, Co. Dublin,
 D18 3H88
 T: 01 6214488
 E: info@cdparcitecture.ie
 W: www.cdp-architecture.com

CLIENT BEAKONBELL LTD			
PROJECT DETAILS PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD, CO. WICKLOW			
DRAWING TITLE EXISTING FIRST FLOOR PLAN UNITS 1, 2, 3A & 3B Proposed C.U. Plan			
PURPOSE SECTION 5			
DRAWN BY A.GEORGE		REVIEWED BY V.BABU	
SCALE 1:100	SHEET SIZE A1	DATE 25/11/2024	
JOB NUMBER 2022_083	PURPOSE NO. 3.1	DRAWING NO. 205	REVISION A



KEY PLAN
N.T.S.

- LEGEND
- SITE BOUNDARY - - - - -
 - AREA SUBJECT TO THIS PLANNING APPLICATION - - - - -
 - 2-BED UNIT
 - 3-BED UNIT

PROPOSED FIRST FLOOR PLAN - UNITS 7, 8A & 8B
SCALE 1:50

DATE	REV	ISSUED FOR	BY
00.00.00	A	Issued for	A.A

CDP Architecture
Designers - Planning - Interiors - Project Management

4, The Mall, Main Street,
Lucan Village, Co. Dubn.
K13 39R6
T: 01 8214498
E: info@cdparchitecture.ie
W: www.cdp-architecture.com

CLIENT BEAKONBELL LTD	
PROJECT DETAILS PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD, CO. WICKLOW	
DRAWING TITLE <i>Proposed</i> EXISTING FIRST FLOOR PLAN UNITS 7, 8A & 8B	
PURPOSE SECTION 5	
DRAWN BY A.GEORGE	REVIEWED BY V.BABU
SCALE 1:100	DATE 25/11/2024
JOB NUMBER 2022_083	REVISION A