



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
Suíomh / Website: www.wicklow.ie

Michael Carroll
1 Glenherbert
Lower Dargle Road
Bray
Co. Wicklow

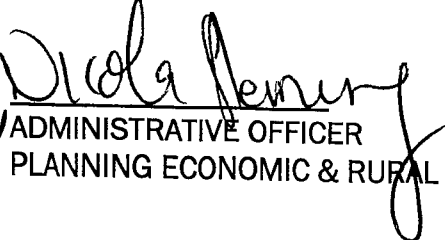
31st May 2024

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX40/2024 for Daniel Hayes

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 MCHANTÁIN
WICKLOW COUNTY COUNCIL

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

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

Applicant: Daniel Hayes

CHIEF EXECUTIVE ORDER NO. CE/PERD/770/2024

A question has arisen as to whether “the conversion of office to 5 bedroomed residential unit” at Fairgreen Road, Lower Dargle Road, Bray, Co. Wicklow A98K2F8 is or is not exempted development.

Having regard to:

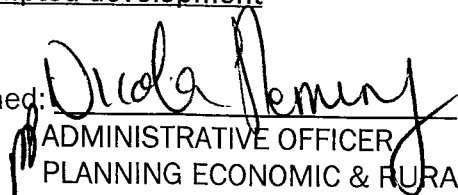
- The details submitted with the Section 5 Declaration, and further details submitted on the 28th May 2024.
- Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities
- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- Article 9 & 10 (6), and Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- The conversion of offices to residential use is development
- The conversion of the offices to a 5 bedroomed residential unit would come within the provisions of Article 10 (6) of the Planning and Development Regulations 2001 (as amended)

The Planning Authority considers that “the conversion of office to 5 bedroomed residential unit” at Fairgreen Road, Lower Dargle Road, Bray, Co. Wicklow A98K2F8 is development and is exempted development

Signed:


ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated 31st May 2024



Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas
This document is available in alternative formats on request

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



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/770/2024

Reference Number: EX40/2024
Name of Applicant: Daniel Hayes
Nature of Application: Section 5 Referral as to whether or not "the conversion of office to 5 bedroomed residential unit" is or is not development and is or is not exempted development.
Location of Subject Site: Fairgreen Road, Lower Dargle Road, Bray, Co. Wicklow A98K2F8
Report from Edel Bermingham SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "the conversion of office to 5 bedroomed residential unit" at Fairgreen Road, Lower Dargle Road, Bray, Co. Wicklow A98K2F8 is or is not exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Having regard to:

- a) The details submitted with the Section 5 Declaration, and further details submitted on the 28th May 2024.
- b) Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities
- c) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- d) Article 9 & 10 (6), and Schedule 2 of the Planning and Development Regulations 2001 (as amended).

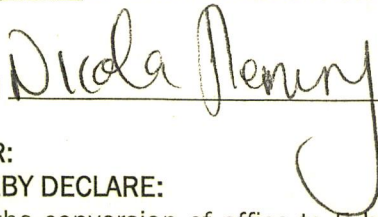
Main Reason with respect to Section 5 Declaration:

- i. The conversion of offices to residential use is development
- ii. The conversion of the offices to a 5 bedroomed residential unit would come within the provisions of Article 10 (6) of the Planning and Development Regulations 2001(as amended)

Recommendation:

The Planning Authority considers the "conversion of office to 5 bedroomed residential unit" at Fairgreen Road, Lower Dargle Road, Bray, Co. Wicklow A98K2F8 that is development and is exempted development as recommended in the report by the SEP.

Signed



Dated 31st day of May 2024

ORDER:

I HEREBY DECLARE:

That "the conversion of office to 5 bedroomed residential unit" at Fairgreen Road, Lower Dargle Road, Bray, Co. Wicklow A98K2F8 is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed:


Senior Engineer
Planning, Economic & Rural Development

Dated 31st day of May 2024

Section 5 Application : EX 40/2024

Date : 31st May 2024.
Applicant : Daniel Hayes
Address : Fairgreen Road Lower Dargle Road Bray (A98 K2F8)

Whether or not :

The conversion of office unit to 5 bedroomed residential unit is development and is exempted development.

Assessment of Further Details

See previous report dated the 17th May 2024, and assessment therein. A request for further details issued on the 21st May 2024, and a reply was received on the 28th May 2024. The details identify that –

- Office has been unoccupied since 2016/2017, i.e. over the required 2 years
- The development will be completed by August 2024
- Daniel Hayes is sole owner of the office structure.

The information submitted confirms that the change of use would fully accord with Article 10(6), and is therefore considered exempted development.

Recommendation :

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

the conversion of the conversion of office unit to 5 bedroomed residential unit is development and is exempted development at Fairgreen Road Lower Dargle Road, Bray, Co. Wicklow (A98 K2F8) constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority consider that the conversion of offices into a 5 bedroomed residential unit , is development and is exempted development.

Main Considerations with respect to Section 5 Declaration :

- a) The details submitted with the Section 5 Declaration, and further details submitted on the 28th May 2024.
- b) Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities
- c) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)
- d) Article 9 & 10 (6), and Schedule 2 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration :

- i. The conversion of offices to residential use is development

ii. The conversion of the offices to a 5 bedroomed residential unit would come within the provisions of Article 10 (6) of the Planning and Development Regulations 2001(as amended)

Edel Donnington SEP.

31/5/2024

*Issue declarative as recommended
Karl T. Kelly 83
31/05/24*

Section 5 Application : EX 40/2024

Date : 17th May 2024.
Applicant : Daniel Hayes
Address : Fairgreen Road Lower Dargle Road Bray

Whether or not :

The conversion of office unit to 5 bedroomed residential unit is development and is exempted development.

Planning History

PRR 21/996 Permission granted for demolition of existing part 2 storey, part single storey commercial units, 2 storey office building and associated outbuildings and the change of use from commercial and office to residential use with the construction of 15 no 2 storey, pitched roof, terraced houses, each with 2 bedrooms and a study, in 3 blocks (blocs A and C consist of 4 terraced houses, block B consists of 7 terraced houses), 16 no surface car parking spaces, 46no on site bicycle spaces, secure communal bin storage and the relocation of the vehicular and pedestrian entrance off Fairgreen Road, landscaping, new boundary wall to southern boundary and new boundary treatment to Fairgreen Road and associated works, suds surface water drainage, foul water, potable water connections and all ancillary works necessary to facilitate the development

Permission ceases 2027.

PRR 15/194 Permission granted for the demolition and modified reconstruction to allow for change of use from office to residential comprising 2 one bed apartments.

Bray Town Council PRR 614 Permission granted for erection of offices, stores and workshop

Bray Municipal District Local Area Plan 2018

Zoning Objective: Existing Residential

Relevant Legislation :

Planning and Development Act 2000 (as amended)

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

"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

(a) where the context so admits, includes the land on, in or under which the structure is situate,

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or

operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3 :

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

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;

(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 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

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.

Assessment :

The querist seeks confirmation that the conversion of an office unit to 5 bedroomed residential unit is development and is exempted development at Fairgreen Road Lower Dargle Road Bray at Co. Wicklow is development and is exempted development.

The usage prior to vacancy was as an office, the change of use from office to residential would be development given that it would be a material change of use, as it is considered that use as an office to use as a residence would be different in character and the residence will have differing impacts to use as an office

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

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

Yes- proposals is for the change of use from office to residential.

(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

(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,

Yes

(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).

Unknown –no information submitted in respect of same.

(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 indication when works will be completed.

(d)(i) The development is commenced and completed during the relevant period. (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 works will primarily effect the interior of the structure, and not details of works to exterior identified..

(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.

N/A

(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.

N/A

(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.

1 dwelling to be provided.

(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.

Storage areas identified comply with Apartment Regulations

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

Yes.

(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.

Not applicable

(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.

The development will not contravene a condition.

(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.

Conclusion :

From review it would appear that the change of use would come within the provisions of Article 10(6) subject to confirmation of vacancy, completion of works and ownership given previous planning application PRR 21/996 which included this structure and land direct details.

Recommendation :

Further Information :

In order to confirm that the change of use comes within the definition of Article 10(6) of the Planning and Development Regulations 2001(as amended), you should confirm the following :

- (a) How long has the office structure been vacant.
- (b) The date on which the change of use will be completed.
- (c) Please confirm that you are the sole owner of the office structure, and if necessary confirm any other owners, and they should also sign the application form.

Stel Donningham SEP.

17/5/2024



Comhairle Contae Chill Mhantáin
Wicklow County Council

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MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Edel Bermingham
Senior Executive Planner

FROM: Nicola Fleming
Staff Officer

RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX40/2024

I enclose herewith application for Section 5 Declaration received 7th May 2024
along with Further Information received on 28/05/2024.

The due date on this declaration is 17th June 2024.

Staff Officer
Planning Development & Environment





Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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29th May 2024

Michael Carroll
1 Glenherbert
Dargle Road
Bray
Co. Wicklow

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX40/2024 for Daniel Hayes

A Chara

I wish to acknowledge receipt on 28/05/2024 details supplied by you in respect of the Further Information request on the above Section 5 application. A decision is due in respect of this application by 17/06/2024.

Mise, le meas

Nicola Fleming
Staff Officer
Planning, Economic & Rural Development



MICHAEL CARROLL Architectural Design & Planning Consultant

1 Glenherbert, Lower Dargle Road, Bray, Co. Wicklow, Ireland

Email: 2mcarroll1@gmail.com

Tel: 087 982 0283

Planning Department,

28th. May 2024

Wicklow County Council,

County Buildings,

Wicklow.

RE: EX 40/2024


Daniel Hayes – Fairgreen Road, Lower Dargle Road, Bray, Co. Wicklow.

A Chairde,

With reference to you letter dated 21st. May 2024 requesting further information concerning the above I wish to reply as follows:

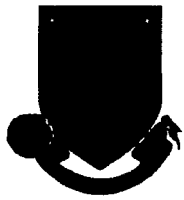
- a) The office structure has been vacant since 2016/2017
- b) The change of use will be completed by the end of August 2024 subject to confirmation that the development is an exempted development.
- c) Daniel Hayes is the sole owner of the office structure.

Yours faithfully,



Michael Carroll

RECEIVED 28 MAY 2024



Comhairle Contae Chill Mhantáin
Wicklow County Council

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

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21st May 2024

Michael Carroll
1 Glenherbert
Dargle Road
Bray
Co. Wicklow

RE: EX 40/2024
Daniel Hayes – Fairgreen Road, Lower Dargle Road, Bray, Co. Wicklow

A Chara

In respect of your query under Section 5 of the Planning and Development Act 2000 (as amended), received on 7th May 2024 having regard to Section 5 (2)(b) of the Planning and Development Act 2000 (as amended) you are requested to submit the following further information in order to confirm that the change of use comes within the definition of Article 10(6) of the Planning and Development Regulations 2001 (as amended), you should confirm the following :

- (a) How long has the office structure been vacant.
- (b) The date on which the change of use will be completed.
- (c) Please confirm that you are the sole owner of the office structure, and if necessary confirm any other owners, and they should also sign the application form.

Mise, le meas

NICOLA FLEMING
STAFF OFFICER,
PLANNING DEVELOPMENT AND ENVIRONMENT.





Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Edel Bermingham
Senior Executive Planner

FROM: Nicola Fleming
Staff Officer

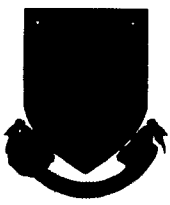
**RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX40/2024**

I enclose herewith application for Section 5 Declaration received 7th May 2024.

The due date on this declaration is 3rd June 2024.

Staff Officer
Planning Development & Environment





Comhairle Contae Chill Mhantáin
Wicklow County Council

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Suíomh / Website: www.wicklow.ie

9th May 2024

Michael Carroll
1 Glenherbert
Dargle Road
Bray
Co. Wicklow

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX40/2024 for Daniel Hayes

A Chara

I wish to acknowledge receipt on 07/05/2024 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 03/06/2024.

Mise, le meas

Nicola Fleming
Staff Officer

Planning, Economic & Rural Development



Wicklow County Council
County Buildings
Wicklow
0404-20100

07/06/2024 10 16 04

Receipt No L1/0/328886

***** REPRINT *****

DANIEL HAYES

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

Total 80 00 EUR

Tendered
Credit Card 80 00

Change 0 00

Issued By Cindy Driver
From Customer Service Hub
Vat reg No 0015233H



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

Office Use Only

Date Received _____

Fee Received _____

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

1. Applicant Details

(a) Name of applicant: DANIEL HAYES.
Address of applicant: _____

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

WICKLOW COUNTY COUNCIL

07 MAY 2024

PLANNING DEPT.

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) MICHAEL CARROLL
Address of Agent : 1 GLENHERBERT
DARGLE ROAD, BRAY

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

3. Declaration Details

i. Location of Development subject of Declaration FAIRGREEN ROAD,
LOWER DARGLE ROAD, BRAU 1798K2 F8

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

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

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, an payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration SINGLE RESIDENTIAL UNIT
CHANGE OF USE TO RESIDENTIAL FROM
CLASS 2 (FORMERLY QUANTITY SURVEYORS
PRACTICE)

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 _____
SI N° 75 OF 2022
PLANNING AND DEVELOPMENT ACT (EXEMPTED DEVELOPMENT)
REGULATIONS 2022

NOTE: PERMISSION REF 15/194 GRANTED FOR 3N° APARTMENTS.
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) ? _____

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

LOCATION MAP		1:1000
EXISTING FLOOR PLANS	P/2406/01	1:100
EXISTING AND PROPOSED ELEVATIONS	P/2406/02	1:100
PROPOSED FLOOR PLANS	P/2406/03	1:100
SITE LAYOUT	P/2406/04	1:250

viii. Fee of € 80 Attached ? YES

Signed: Dan Hayes Dated: 1/5/2024

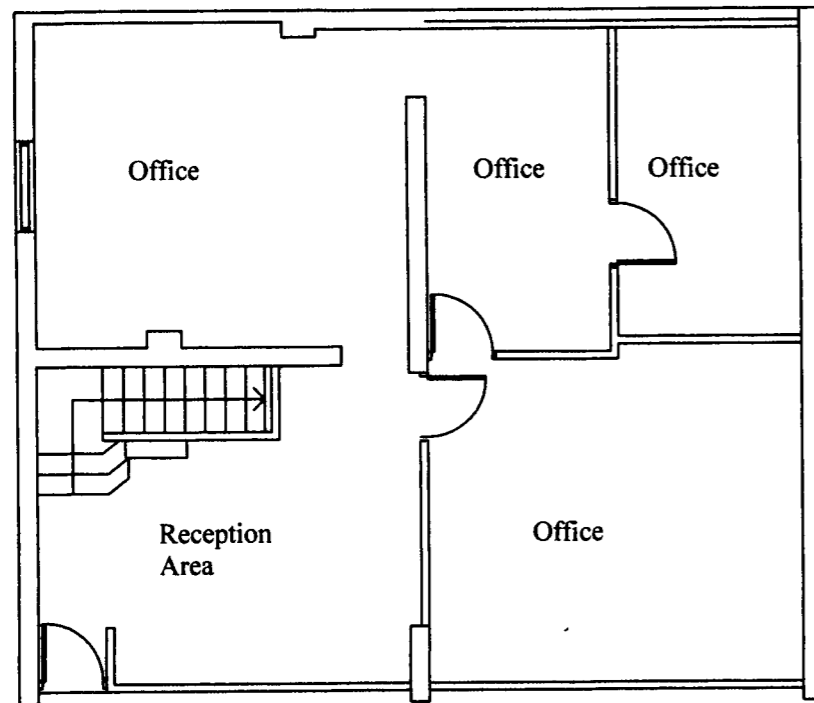
Additional Notes :

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below :

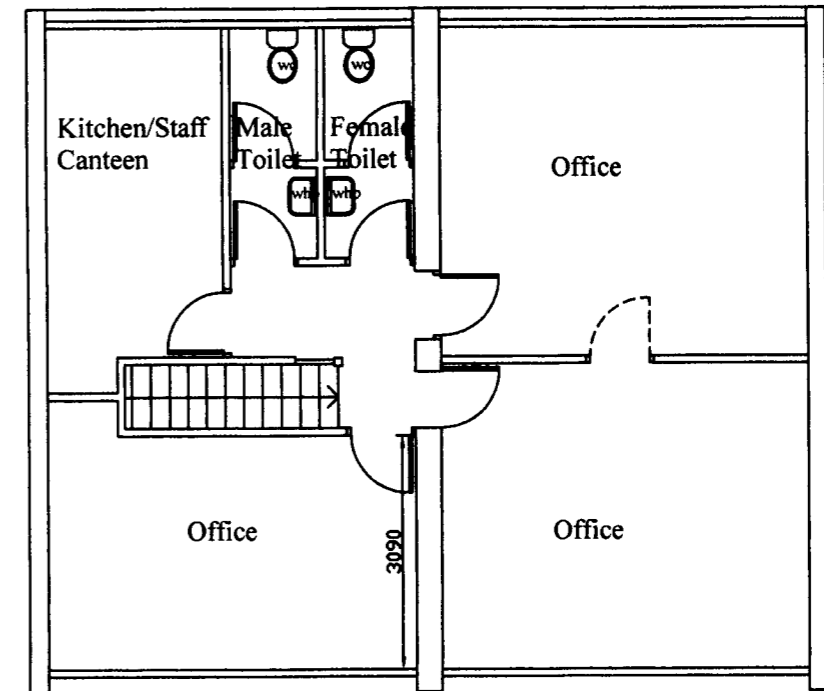
- A. Extension to dwelling - Class 1 Part 1 of Schedule 2
- Site Location Map
 - Floor area of structure in question - whether proposed or existing.
 - Floor area of all relevant structures e.g. previous extensions.
 - Floor plans and elevations of relevant structures.
 - Site Layout Plan showing distance 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



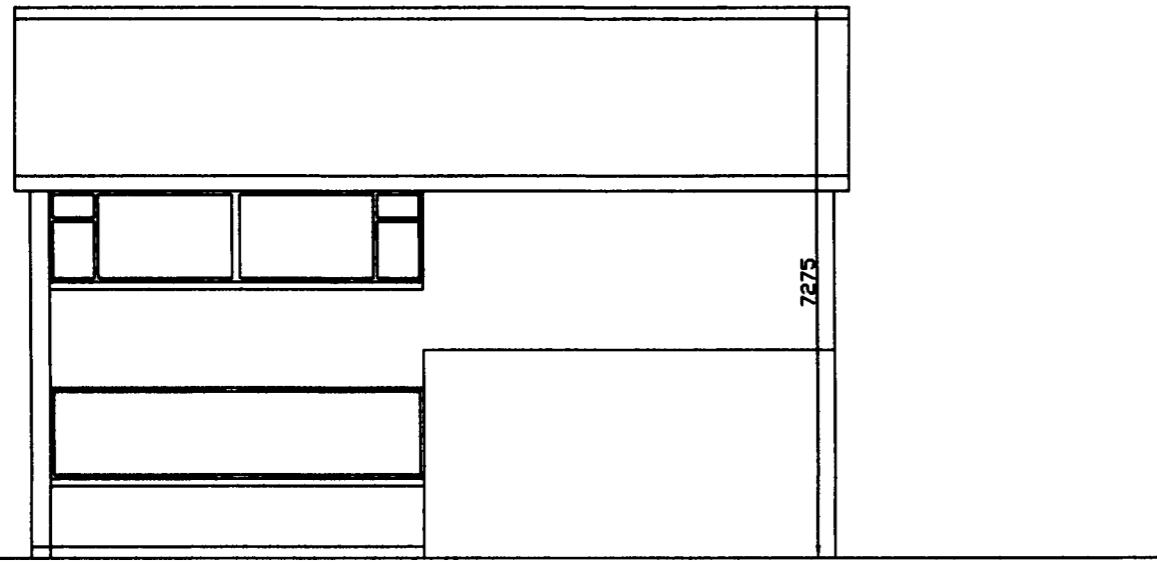
GROUND FLOOR PLAN



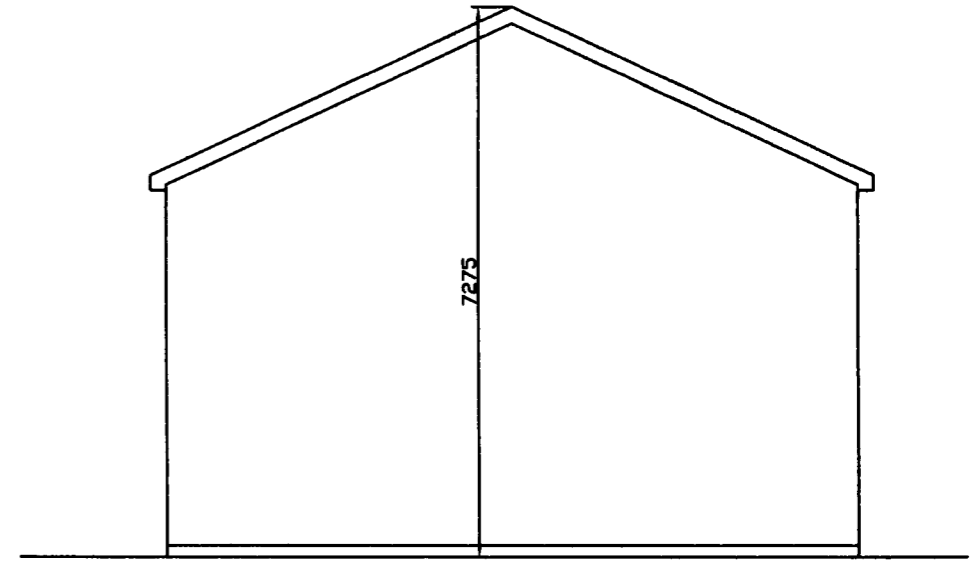
FIRST FLOOR PLAN



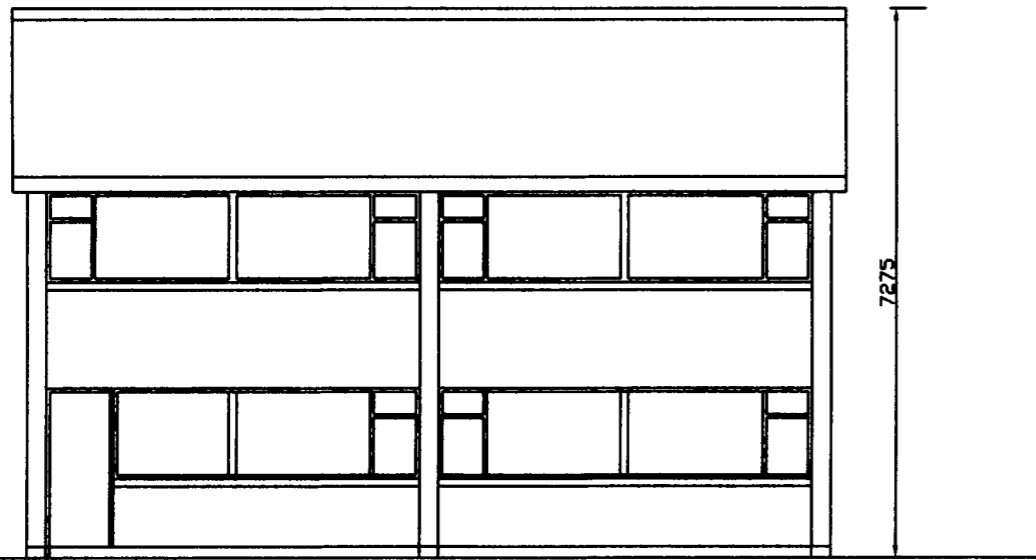
MICHAEL CARROLL Architectural & Energy Design Glenherbert, Dargle Road, Bray. tel: 087 982 0283 e.mail: 2mcarroll1@gmail.com	EXISTING FLOOR PLANS	
PROPOSED CHANGE OF USE TO RESIDENCE AT FAIRGREEN ROAD, LOWER DARGLE ROAD, BRAY. A98K2F8	1/100 <small>scale</small> Apr. 2024 <small>date</small>	P/2406/01 <small>number</small> Section 5 application only issue



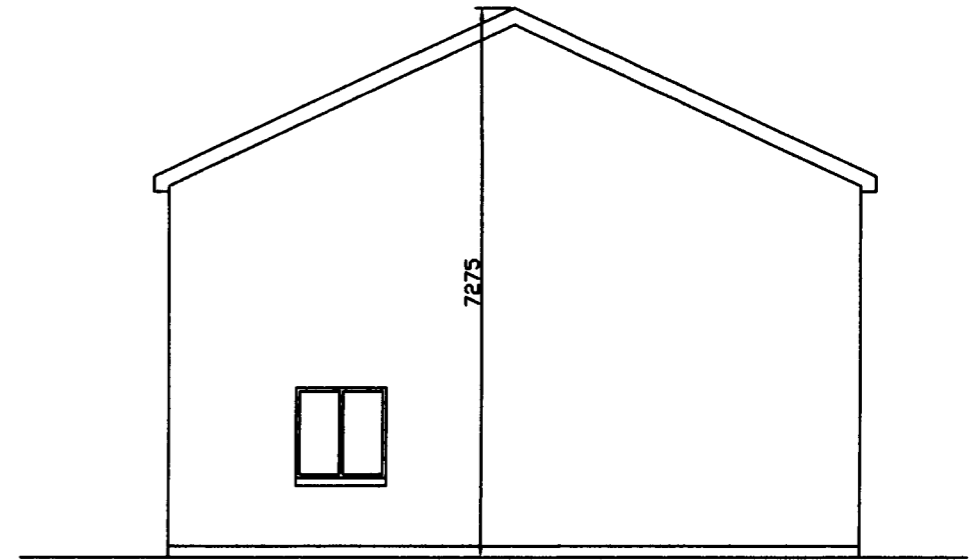
REAR ELEVATION



SIDE ELEVATION

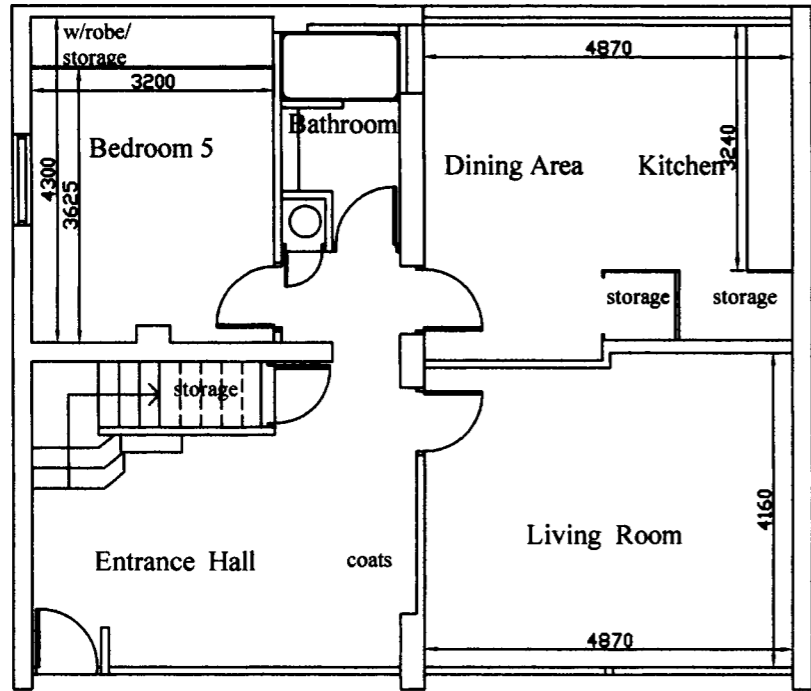


FRONT ELEVATION

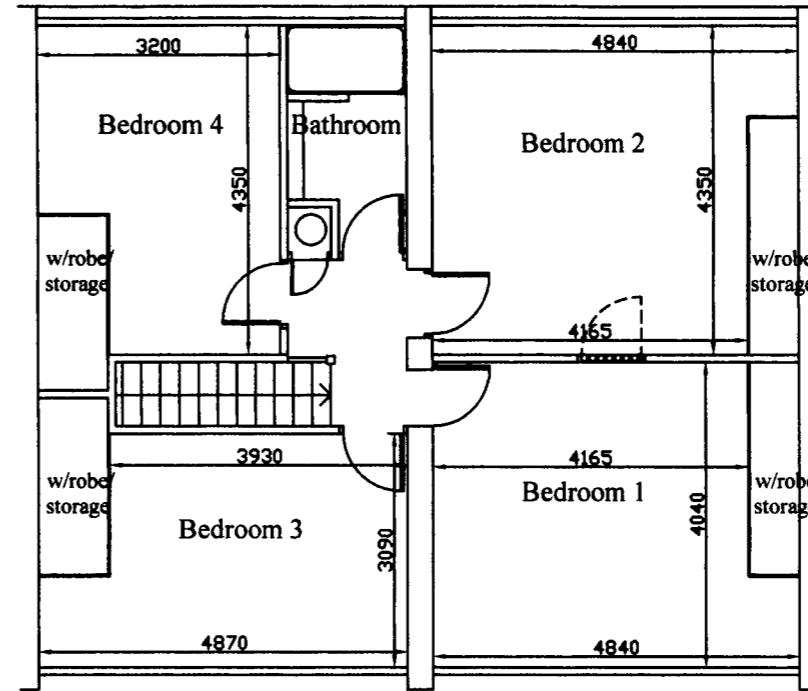


SIDE ELEVATION

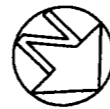
MICHAEL CARROLL Architectural & Energy Design Glenherbert, Dargle Road, Bray. tel: 087 982 0283 e.mail: 2mcarroll1@gmail.com		EXISTING & PROPOSED ELEVATIONS	
PROPOSED CHANGE OF USE TO RESIDENCE AT FAIRGREEN ROAD, LOWER DARGLE ROAD, BRAY. A98K2F8		1/100 <small>scale</small>	P/2406/02 <small>number</small>
		Apr. 2024 <small>date</small>	Section 5 <small>application only issue</small>



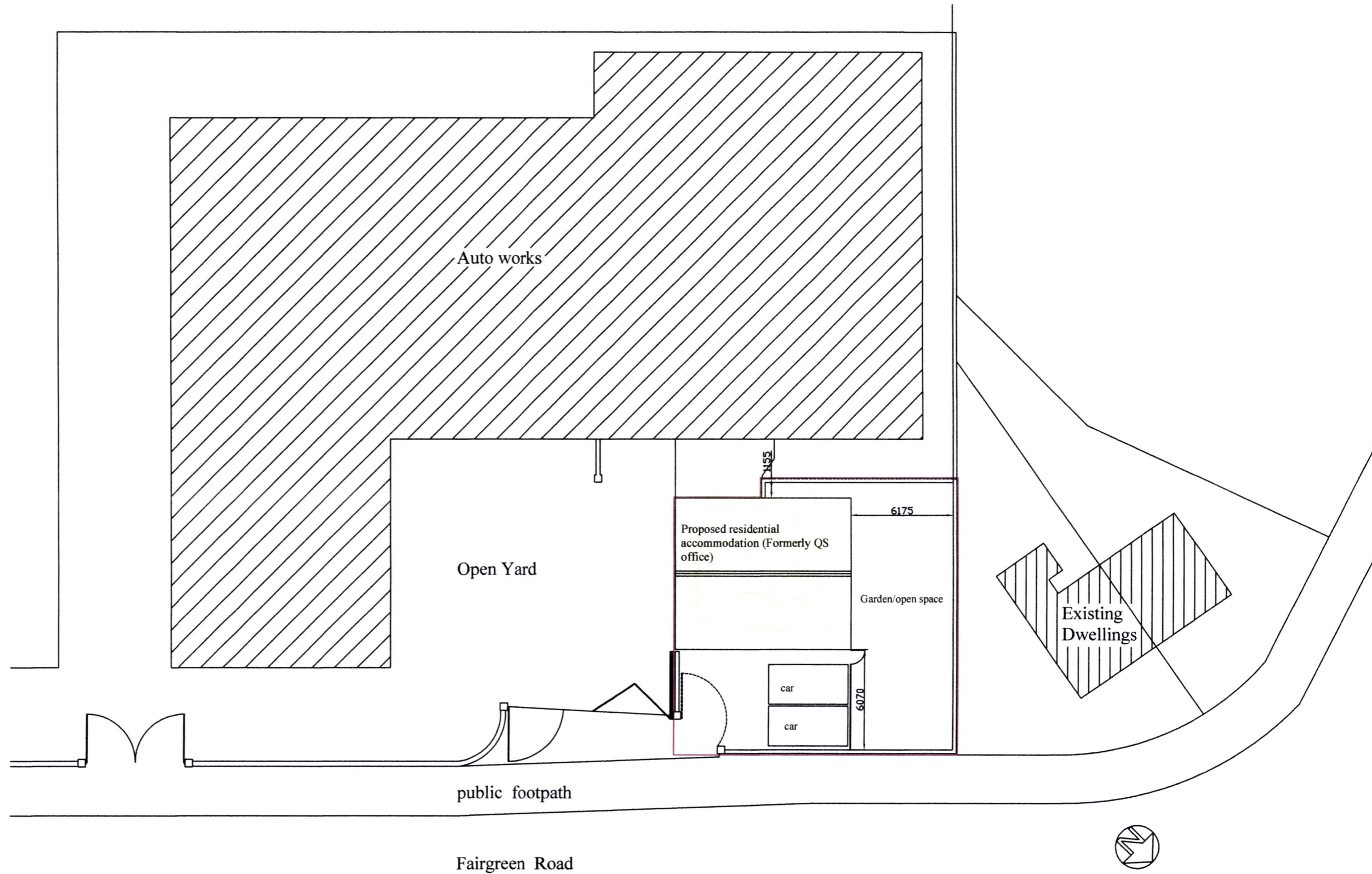
GROUND FLOOR PLAN



FIRST FLOOR PLAN



MICHAEL CARROLL Architectural & Energy Design Glenherbert, Dargle Road, Bray. tel: 087 982 0283 e:mail: 2mcarroll1@gmail.com	PROPOSED FLOOR PLANS	
	1/100 <small>scale</small>	P/2406/03 <small>number</small>
PROPOSED CHANGE OF USE TO RESIDENCE AT FAIRGREEN ROAD, LOWER DARGLE ROAD, BRAY. A98K2F8	Apr. 2024 <small>date</small>	Section 5 application only issue

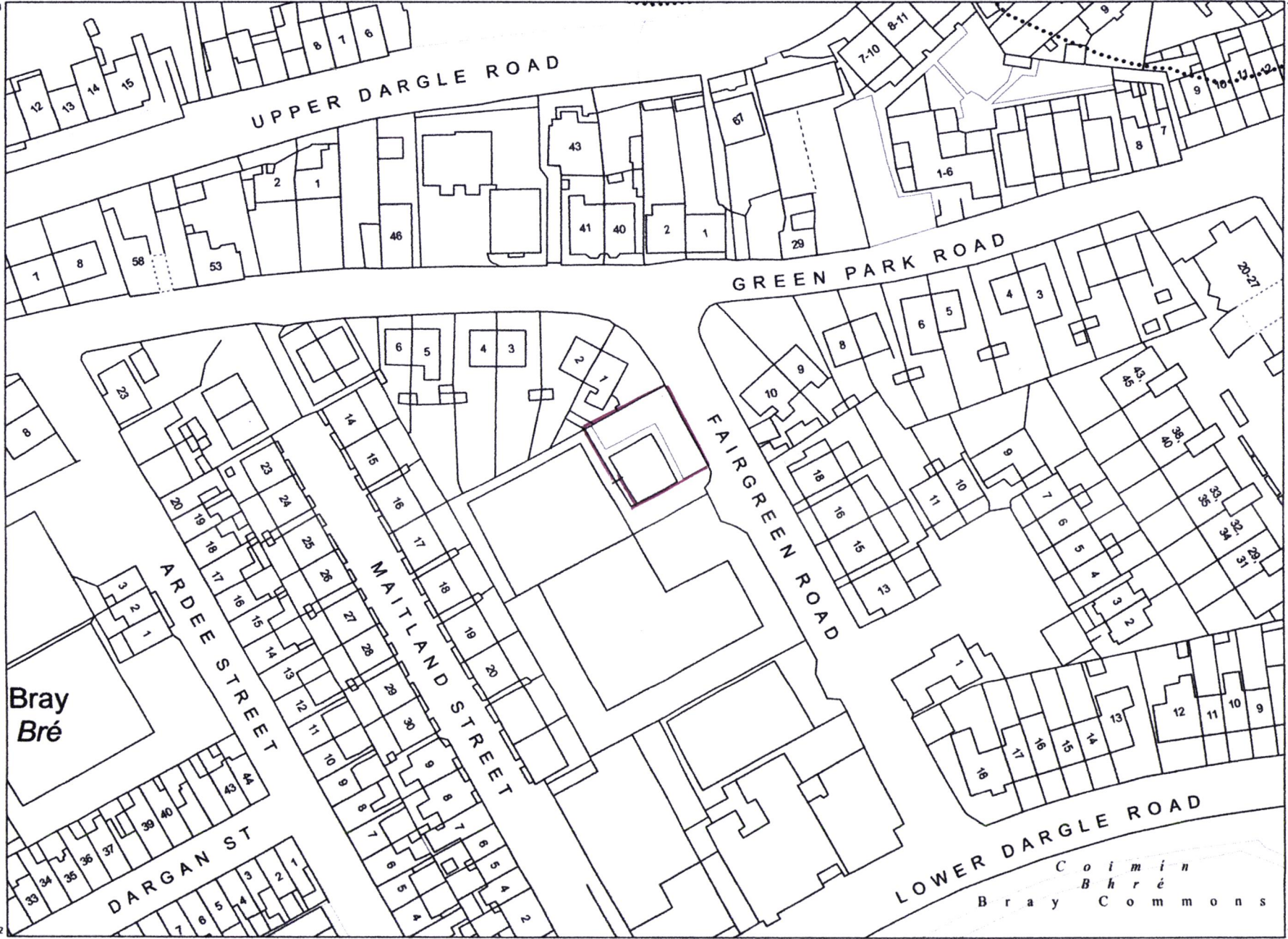


MICHAEL CARROLL Architectural & Energy Design Glenherbert, Dargle Road, Bray. tel: 087 982 0283 e:mail: 2mcarroll1@gmail.com	SITE LAYOUT	
	1/250 <small>scale</small>	P/2406/04 <small>number</small>
PROPOSED CHANGE OF USE TO RESIDENCE AT FAIRGREEN ROAD, LOWER DARGLE ROAD, BRAY. A98K2F8	Apr. 2024 <small>date</small>	Section 5 application only issue

Planning Pack Map



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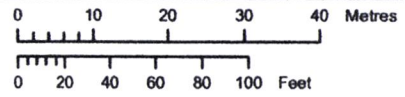
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