

Comhairle Chontae na Mí

Roinn Pleanáil,
Teach Buvinda, Bóthar Átha Cliath,
An Uaimh, Contae na Mí, C15 Y291
Fón: 046 – 9097500/Fax: 046 – 9097001
R-phost: planning@meathcoco.ie
Web: www.meath.ie



Meath County Council

Planning Department
Buvinda House, Dublin Road,
Navan, Co. Meath, C15 Y291
Tel: 046 – 9097500/Fax: 046 – 9097001
E-mail: planning@meathcoco.ie
Web: www.meath.ie

APPLICATION FORM – DECLARATION ON DEVELOPMENT & EXEMPTED DEVELOPMENT

Part 1 Section 5 of Planning and Development Act 2000-2021, as amended

1. Name: Enfield Credit Union

Contact details: to be supplied at the end of this form (Question 13)

2. Name of person/ agent acting on behalf of the applicant, if applicable

Patrick Gilsenan, PG Architects

Contact details: to be supplied at the end of this form (Question 14)

3. Location of Development and/or Subject Site:

Enfield Credit Union, Main Street, Enfield, Co. Meath.

4. Description of Development:

- 1. Change the existing roofs on 2 no. existing front bay windows from pitched slate roofs to modern metal flat roofs – please refer to Proposed Elevation drawings and indicative 3D visual – Drawing No. 2311-PA-003-B.**
- 2. Insert a new window opening - circa 1245 x 1060mm - to Office No.3 in the existing rear elevation.**
- 3. Carry out general internal alterations and refurbishment of the existing building.**

Please note that extensive works were carried out to the building by the Credit Union in the 1990s. Prior to the 1990's, the existing roofs on the 2 no. bay windows had flat roofs.

We consider the that proposed works are not a material alteration to the existing building and hence should not require planning permission.

5. Will the development take place within the curtilage of a dwelling house?

Please tick as appropriate: YES ☐ NO ☒

6. Will / does development take place in / on a Protected Structure or within the curtilage of a Protected Structure?

Please tick as appropriate: YES ☐ NO ☒



6(b) If "YES", has a Declaration under Section 57 of the Planning & Development Act 2000 – 2014, as amended, been requested or issued for the property by the Planning Authority?

Please tick as appropriate: N/A

7. State overall height of structure if applicable:

The existing two-storey building is circa 9900mm high.

The existing front bay windows are circa 3535mm high to the top of their slate roofs.

The proposed new standing seam metal flat roof fascia will be circa 400-450mm high and will be circa 410mm lower than the top of the existing slate pitched roof.

8. State in square metres the floor area of the proposed development:

The entire existing building measures 285 sq.m. The extent of internal alterations in the existing building will amount to 169 sq.m.

The 2 no. bay window flat roofs measure circa 4 sq.m. each.

9. List of plans / drawings etc. submitted:

1. OS Site Location Map
2. Drg No. 2311-SP-001 – Existing Site Photos
3. Drg. No. 2311-SV-901 – Existing Site Plan
4. Drg. No. 2311-SV-001 – Existing Floor Plans
5. Drg. No. 2311-SV-002 – Existing Elevations
6. Drg. No. 2311-SV-003 – Existing Ground Floor Plan
7. Drg. No. 2311-SV-004 – Existing First Floor Plan
8. Drg. No. 2311-PA-001 – Proposed Ground Floor Plan
9. Drg. No. 2311-PA-002 – Proposed First Floor Plan
10. Drg. No. 2311-PA-003 – Proposed Elevations

10. Please state applicants interest in this site

The Credit Union owns the building.

If applicant is not the owner of site, please provide name & address of owner:

N/A

11. Are you aware of any enforcement proceedings connected to this site?

Please tick as appropriate: YES _____ NO ☒

11 (b), If "YES" please supply details:

Comhairle Chontae na Mí

Roinn Pleanáil,
Teach Buvinda, Bóthar Átha Cliath,
An Uaimh, Contae na Mí, C15 Y291
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Web: www.meath.ie

N/A

12. Are you aware of any previous planning application/s on this site?

Please tick as appropriate: YES ☒ NO ☐

12 (b), If “YES” please supply details:

Selected Site(s): Meath CoCo
File number:
Surname: Enfield Credit Union
At Address:
Development Description:
For: ALL years
Page Number : 1

File Number	Application Status	Decision Due Date	Decision Date	Decision Code	Received Date	Applicant Name	Development Address	Development Description	Local Authority Name
85859	APPLICATION FINALISED	02/09/1985	27/08/1985	CONDITIONAL	03/07/1985	Enfield Credit Union	Enfield, Co. Meath	change of flat roof at rear of offices to pitched roof...	Meath Co. Co.
961053	APPLICATION FINALISED	20/10/1996	15/10/1996	CONDITIONAL	21/08/1996	Enfield Credit Union	Main Street, Enfield, Co. Meath	to demolish existing building adjacent the proposed new Credit Union and replace with disabled car s...	Meath Co. Co.
961309	APPLICATION FINALISED	24/12/1996	19/12/1996	CONDITIONAL	25/10/1996	Enfield Credit Union	Main Street, Enfield, Co. Meath	change of use from offices to apartment at first floor level above existing Credit Union...	Meath Co. Co.
9696	APPLICATION FINALISED	01/05/1996	29/04/1996	CONDITIONAL	02/02/1996	Enfield Credit Union	Main Street, Enfield, Co. Meath	change of use from domestic house to Credit Union to include banking hall and offices at ground floo...	Meath Co. Co.
97193	APPLICATION FINALISED	18/04/1997	11/04/1997	CONDITIONAL	19/02/1997	Enfield Credit Union	Main Street, Enfield, Co. Meath	change of use for part of existing offices to shop unit at ground floor level and to install new fro...	Meath Co. Co.

Extract from Meath County Council's planning web search

SIGNED:

DATE: 13th February 2025

NOTES

1. Application Fee of €80

2. Application shall be accompanied by:

- **2 copies of site location map to scale 1:2500 clearly showing the site outlined in red and the extent of the site boundaries, the position of existing structures, etc., and the proposed work.**
- **2 drawings to scale (1:200) of the proposed development (including floor plan and elevations), if appropriate.**
- **Two site layout plans to scale 1:500 if appropriate. Please submit 2 copies of any additional plans/reports etc. you may wish to include as part of the application.**

Application shall be forwarded to: Meath County Council, Planning Department, Buvinda House, Dublin Road, Navan, Co. Meath.

Contact Details: Phone: 046 9097500 Fax: 046 9097001

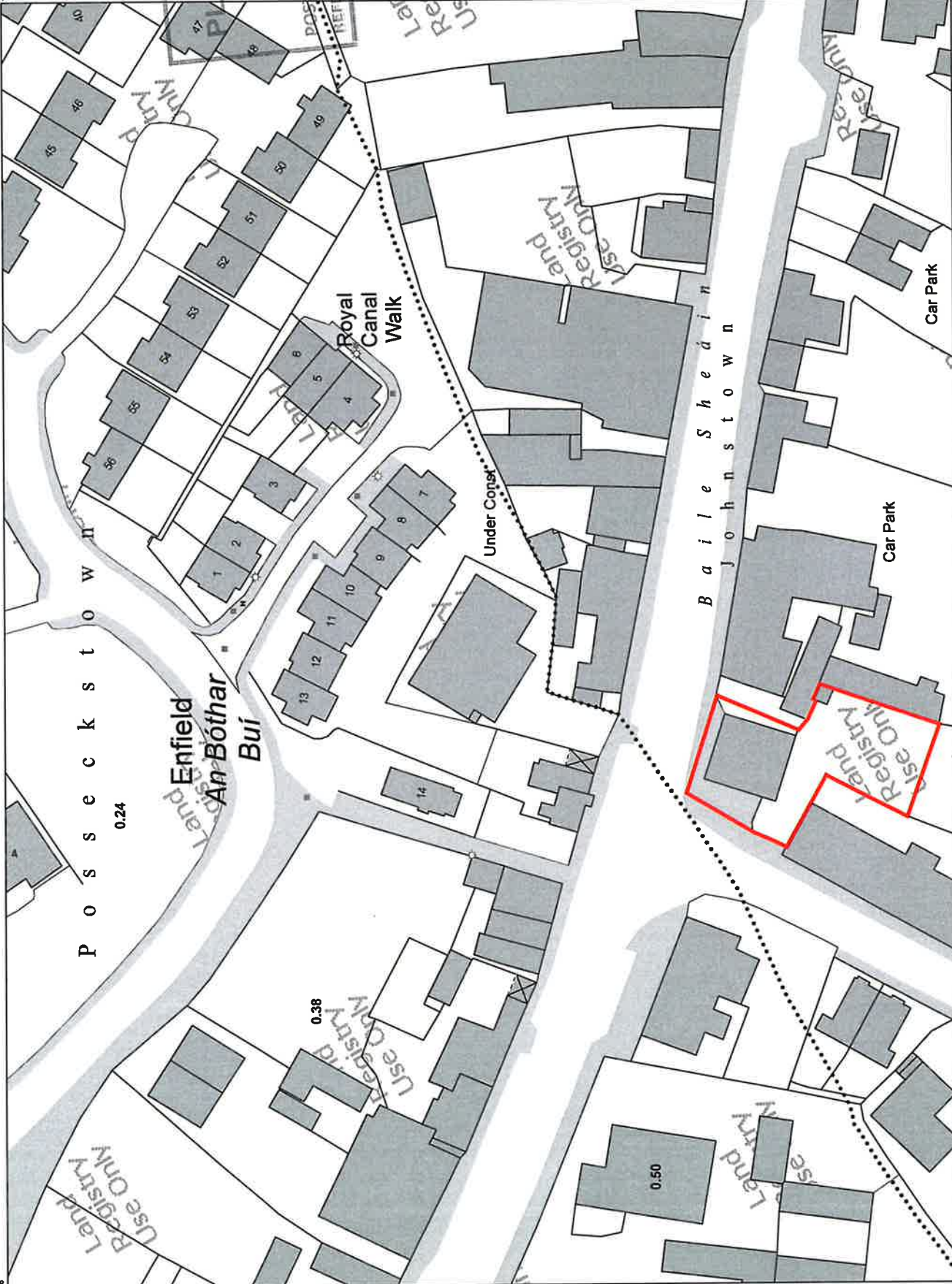
Email: planning@meathcoco.ie

Land Registry Compliant Map



National Mapping Agency

677538 741238 677771 741066



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'

OUTPUT SCALE: 1:1,000

CENTRE COORDINATES:
ITM 677655,741152

PUBLISHED: 17/08/2022
ORDER NO.: 50286048_1

MAP SERIES: 1:2,500
MAP SHEETS: 3054-C1

17 FEB 2025

TS525019

REFERENCE NO.

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search 'Large Scale Legend'

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive Order Number: 495/25

Reference Number: TS525019

Subject: Declaration under Part 1, Section 5, Planning and Development Act 2000-2023

Name of Applicant: Enfield Credit Union

Address: Enfield Credit Union, Main Street, Enfield, Co. Meath

Nature of Application:

1. Change the existing roof on 2no. existing front bay windows from pitched slate roofs to modern metal flat roofs.
2. Insert a new window opening – circa 1245 x 1060mm – to Office no.3 in the existing rear elevation.
3. Carry out general internal alterations and refurbishment of the existing building.

Location of Development: Enfield Credit Union, Main Street, Enfield, Co. Meath

DECLARATION: This development is **EXEMPT** from Planning Permission.

ORDER:

Being satisfied that all requirements relating to the Application have been complied with and to consider the proper Planning and Development of the County Meath Health District, IT IS HEREBY DECIDED, in pursuance of the above Act to declare that this is **EXEMPTED DEVELOPMENT**.

SIGNED: Alan Russell
On Behalf of Meath County Council

DATE: 13/03/2025

MEATH COUNTY COUNCIL

Planning Department

Buvinda House

Dublin Road

Navan Co Meath

046 - 9097500

Planning & Development Act 2000- 2022

DECLARATION

**To: Enfield Credit Union
c/o Patrick Gilsenan,
PG Architects,
Block B, Maynooth Business Campus,
Maynooth
W23W5X7**

**PLANNING REFERENCE
NUMBER:** TS525019

APPLICATION RECEIPT DATE: 17/02/2025

FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-202, Meath County Council has by order dated 13/03/2025 decided to Declare the proposed development is **EXEMPT**, in accordance with the documents submitted namely:

1. Change the existing roof on 2no. existing front bay windows from pitched slate roofs to modern metal flat roofs.
2. Insert a new window opening – circa 1245 x 1060mm – to Office no.3 in the existing rear elevation.
3. Carry out general internal alterations and refurbishment of the existing building at **Enfield Credit Union, Main Street, Enfield, Co. Meath**

Date: 13/03/2025 *Triona Keating*
On Behalf of Meath County Council

NOTE:

1. Any appeal against a Declaration of a Planning Authority under Section 5, sub-section 3(a) of the Planning and Development Act 2000-2023 may be made to An Bord Pleanala by the applicant WITHIN FOUR WEEKS beginning on the date of issue of the Declaration.
2. Appeals should be addressed to An Bord Pleanala, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. The fee for an appeal against a Declaration of the Planning Authority is € 220.

For more information on Appeals you can contact An Bord Pleanala at:

Tel: 01 - 8588100 or LoCall: 1890 275 175

Fax: 01 - 8722684

E-mail: bord@pleanala.ie Web: www.pleanala.ie

Meath County Council



Planning Report

To:	Alan Russell, A/Senior Planner
From:	Nathan Cooney, Executive Planner
Date:	06/03/2025
MCC File Number:	TS525019
Applicants:	Enfield Credit Union
Development Address:	Enfield Credit Union, Main Street, Enfield, Co. Meath
Application Type:	Section 5 of the Planning & Development Acts 2000 (as amended): Declaration on Development/Exempted Development.
Development Description:	<ol style="list-style-type: none">1. Change the existing roofs on 2 no. existing front bay windows from pitched slate roofs to modern metal flat roofs.2. Insert new window to office no. 3 in existing rear elevation.3. General internal alterations and refurbishment of existing building.
Date Decision Due:	17/03/2025

1.0 Site Location & Description

The subject site is located at Enfield Credit Union, Main Street, Enfield, Co. Meath. The subject site is not listed on the Record of Protected Structures and is not located within an Architectural Conservation Area. There are no National Monuments within or adjoining the application site. The site is not within Flood Zone A or B. The application form states that the Credit Union are the owners of the subject property.



Fig. 1.0: Aerial image of the subject lands to which the application relates (outlined in red).

2.0 Proposed Declaration

The applicants describe the development in the completed application form as '1. *Change the existing roofs on 2 no. existing front bay windows from pitched slate roofs to modern metal flat roofs.* 2. *Insert new window to office no. 3 in existing rear elevation.* 3. *General internal alterations and refurbishment of existing building.*'

The Planning Authority is considering this question as:

Whether the development of 1. changing the existing roofs on 2 no. existing front bay windows from pitched slate roofs to modern metal flat roofs. 2. Insert new window to office no. 3 in existing rear elevation. 3. General internal alterations and refurbishment of existing building is or is not development and is or is not exempted development.

The completed application form and submitted documents indicate that the extent of works proposed.

3.0 Planning History

- 97/1930** Permission GRANTED for change of use for part of existing offices to shop unit at ground floor level and to install new front entrance and signage to existing façade:
- 96/96** Permission GRANTED for change of use from domestic house to Credit Union to include banking hall and offices at ground floor & offices at first floor level
- 96/1309** Permission GRANTED for change of use from offices to apartment at first floor level above existing Credit Union
- 96/1053** Permission GRANTED for to demolish existing building adjacent the proposed new Credit Union and replace with disabled car spaces and extend street scope from front of Credit Union.
- 85/859** Permission GRANTED for change of flat roof at rear of offices to pitched roof.

4.0 Internal, External and Prescribed Bodies

None.

5.0 Relevant National Legislation

In order to assess whether or not the works described in Section 2.0 of this report is or is not development or is or is not exempted development regard must be had to the following national legislation set out below.

5.1 Section 2 of the Planning & Development Acts 2000-2023

Section 2 of the Planning & Development Acts 2000-2023 provides the following interpretations which are relevant:

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

“exempted development” has the meaning specified in section 4;

“structure” means *inter alia* 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 where the context so admits, includes the land on, in or under which the structure is situate; and

“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.

5.2 Section 3 of the Planning & Development Acts 2000-2023

Section 3(1) of the Planning & Development Acts 2000-2023 defines "development" as follows:

"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."

5.3 Section 4 of the Planning & Development Acts 2000-2023

Section 4(1) of the Planning & Development Acts 2000-2023 provides a list of statutory exempted development including:

"(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures".

Section 4(2) of the Planning and Development Acts 2000-2023 provides for the making of regulations relating to exempted development. The Planning & Development Regulations 2001-2023 give effect to section 4(2).

Section 4 (2) (a) (i)

'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—

(i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or..'

Section 4 (4)

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

5.4 Section 5 of the Planning & Development Acts 2000-2023

Section 5 of the Planning & Development Acts 2000-2023 provides *inter alia*:

- (1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

(2) (a) Subject to *paragraph (b)*, a planning authority shall issue the declaration on the question that has arisen and the main reasons and considerations on which its decision is based to the person who made the request under *subsection (1)*, and, where appropriate, the owner and occupier of the land in question, within 4 weeks of the receipt of the request.

(b) A planning authority may require any person who made a request under *subsection (1)* to submit further information with regard to the request in order to enable the authority to issue the declaration on the question and, where further information is received under this paragraph, the planning authority shall issue the declaration within 3 weeks of the date of the receipt of the further information.

(c) A planning authority may also request persons in addition to those referred to in *paragraph (b)* to submit information in order to enable the authority to issue the declaration on the question.

5.5 Section 32 of the Planning & Development Acts 2000-2023

Section 32 of the Planning & Development Acts 2000-2023 sets out a general obligation to obtain planning permission in respect of any development of land, not being exempted development, and in the case of development which is unauthorised, for the retention of that unauthorised development.

5.6 Article 6 of the Planning & Development Regulations 2001-2025

Article 6 of the Planning & Development Regulations 2001-2025 provides (subject to the restrictions in article 9 of the Planning & Development Regulations 2001-2025) for the classes of exempted development under column 1 of Parts 1, 2 and 3 of Schedule 2, subject, where applicable, to the conditions and limitations imposed upon such classes as set out in column 2.

5.7 Article 9 of the Planning & Development Regulations 2001-2025

Article 9 of the Planning & Development Regulations 2001-2025 imposes specific restrictions on development of classes specified in Parts 1, 2 and 3 of Schedule 2 and in effect de-exempts certain classes of development that would be exempt under normal circumstances.

6.0 Assessment

The question has arisen as to whether the development of 1. changing the existing roofs on 2 no. existing front bay windows from pitched slate roofs to modern metal flat roofs. 2. Insert new window to office no. 3 in existing rear elevation. 3. General internal alterations and refurbishment of existing building is or is not development and is or is not exempted development. In this regard it is necessary to consider the question of "development" and "exempted development" as provided for in statute and summarised above.

6.1 "Development"

It is considered that the 1. changing the existing roofs on 2 no. existing front bay windows from pitched slate roofs to modern metal flat roofs. 2. Insert new window to office no. 3 in existing rear elevation. 3. General internal alterations and refurbishment of existing building falls within the statutory interpretation of works and therefore within the section 3(1) PDA 2000 definition of development.

6.2 "Exempted Development"

In terms of whether the development is exempted development, the applicants proposes the change of the existing roofs of 2 no. existing front bay windows from pitched slate roofs to modern metal flat roofs. The proposal also includes an insert of a new window opening c. 1245 x 1060mm to office no. 3 in the existing rear elevation. Finally the proposal consists of general internal alterations and refurbishment of the existing building.

The applicant states that extensive works were carried out to the building by the Credit Union in the 1990s. Prior to the 1990s, the existing roofs on the 2 no. bay windows had flat roofs.

The applicant therefore considers that the proposed works are not material alterations to the existing building, and therefore do not require planning permission.

From a review of Article 6 of the Planning & Development Regulations 2001-2025 the Planning Officer considers that the proposed works would not be categorised within any of classes for exempted development listed. Therefore, the proposed works would not be considered to be exempted development and planning permission would be required.

However, the Planning Officer in this particular case considers that the proposed works would fall under Section 4(1)(h) of the Planning and Development Act 2000 (as amended):

"(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".

On the basis of the details submitted with the application, the Planning Officer considers that the proposed development can be considered exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

7.0 Appropriate Assessment

Article 6(3) of Council Directive 92/43/EEC (as amended) on the conservation of natural habitats and of wild fauna and flora ('the Habitats Directive') requires that any plan or project that is not directly connected with or necessary to the management of the Natura 2000 site concerned but is likely to have a significant effect on it, on its own or in combination with other plans and projects, is to be authorised only if it will not adversely affect the integrity of that site. The application site is not within any designated Natura 2000 site. The nearest sites located within 15km of the subject site are as follows:

- River Boyne And River Blackwater SAC (Site Code 002299)
- River Boyne and River Blackwater SPA (Site Code 004232)
- Mount Hevey Bog SAC (Site Code 002342)
- Ballynafagh Lake SAC (Site Code 001387)
- Ballynafagh Bog SAC (Site Code 000391)

The Planning Authority's Screening for Appropriate Assessment has considered the potential effects including direct, indirect and in-combination effects of the proposed development, individually or in combination with the permitted developments and cumulatively with other plans or projects on European Sites. The Planning Authority concludes that the proposed development (entire project), by itself or in combination with other plans and developments in the vicinity, would not be likely to have a significant effect on European Site(s). In light of this, it is considered that a Stage 2 Appropriate Assessment (Natura Impact Statement) is not required in this instance.

8.0 Environmental Impact Assessment

The works are not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations 2001 - 2025 nor is it considered a sub-threshold development for the purposes of Schedule 7 PDR and would not on its own or cumulatively with other projects result in significant effects on the environment. As such there is no real likelihood of significant effects on the environment arising from the relevant development and therefore an EIAR (Environmental Impact Assessment Report) is not required.

9.0 Conclusion and Recommendation

It is therefore recommended that a declaration of Exemption be issued for the 1. Change the existing roofs on 2 no. existing front bay windows from pitched slate roofs to modern metal flat roofs. 2. Insert new window to office no. 3 in existing rear elevation. 3. General internal alterations and refurbishment of existing building as indicated on the submitted plans and particulars.

WHEREAS the question has arisen as to whether

- *"Whether the development of 1. changing the existing roofs on 2 no. existing front bay windows from pitched slate roofs to modern metal flat roofs. 2. Insert new window to office no. 3 in existing rear elevation. 3. General internal alterations and refurbishment of existing building is or is not development and is or is not exempted development."*

AND WHEREAS Meath County Council in consideration of this question has had regard particularly to:

- (a) Sections 2(1), 3(1), 4, & 177U(9) of the Planning and Development Act 2000 – 2023,
- (b) Article 6 & 9 of the Planning and Development Regulations, 2001-2025
- (c) Information provided.

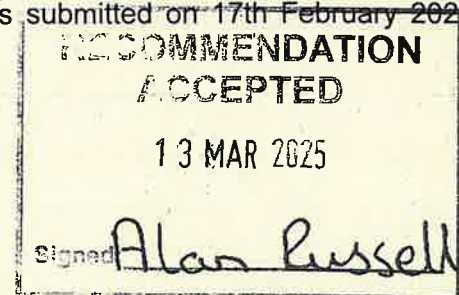
AND WHEREAS Meath County Council has concluded: -

- (a) 1. Change the existing roofs on 2 no. existing front bay windows from pitched slate roofs to modern metal flat roofs. 2. Insert new window to office no. 3 in existing rear elevation. 3. General internal alterations and refurbishment of existing building is exempted from the requirement to obtain planning permission under Section 4(1) of the Planning and Development Act 2000- 2023.

NOW THEREFORE Meath County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000-2023, hereby decides that the said proposed works as detailed on plans and particulars submitted on 17th February 2025 is development and is exempted development.



Nathan Cooney
Executive Planner
Date: 06/03/2025



Alan Russell
A/Senior Planner
Date: 13/03/2025



STAFF-ROOM KITCHENETTE



PUBLIC AREA / COUNTERS



HUB / PANELS



DISABLED WC



UPSTAIRS HALLWAY



STAIRS



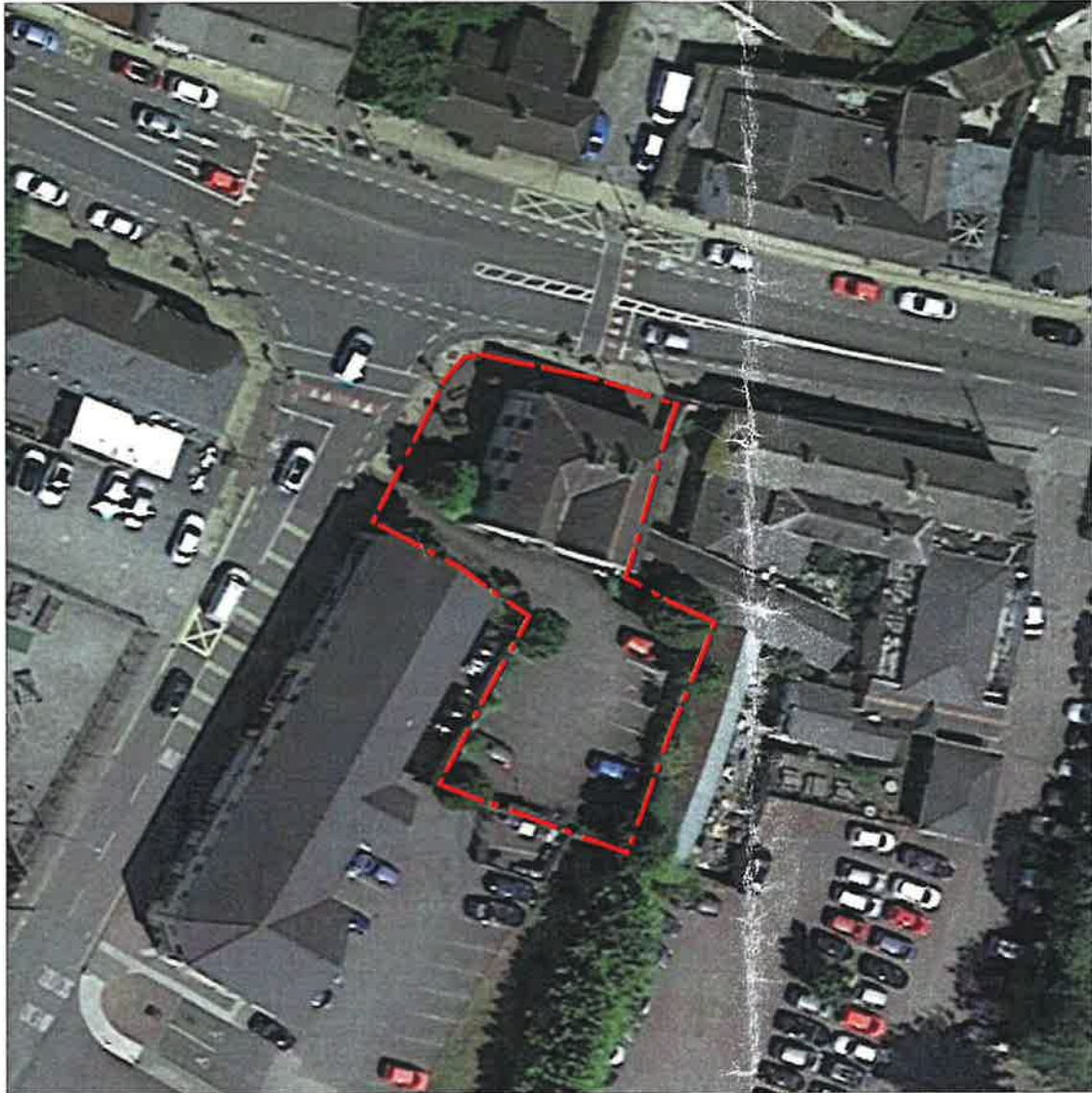
STAFF-ROOM



TELLER'S PUBLIC COUNTERS



BACK OF COUNTER AREA



GOOGLE MAP VIEW



BOARD-ROOM FIRE-PLACE



BOARD-ROOM TABLE



ATTIC-ROOF



BOARD-ROOM DOORS



FRONT DOOR



ATM



BAY WINDOW



OIL BOILER



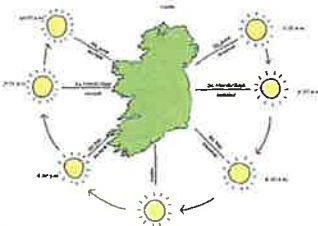
SIDE GATE



ATTIC STORAGE

DEVELOPMENT AREAS (APPROX.)

SITE AREA (TBC):	800 SQ.M. / 0.08 HECTARES
EXISTING GROUND FLOOR:	144.9 SQ.M.
EXISTING FIRST FLOOR:	141.0 SQ.M.
TOTAL FLOOR AREA:	285.9 SQ.M./ 3,077 SQ.FT.



SUN-PATH



FRONT STREET ELEVATION

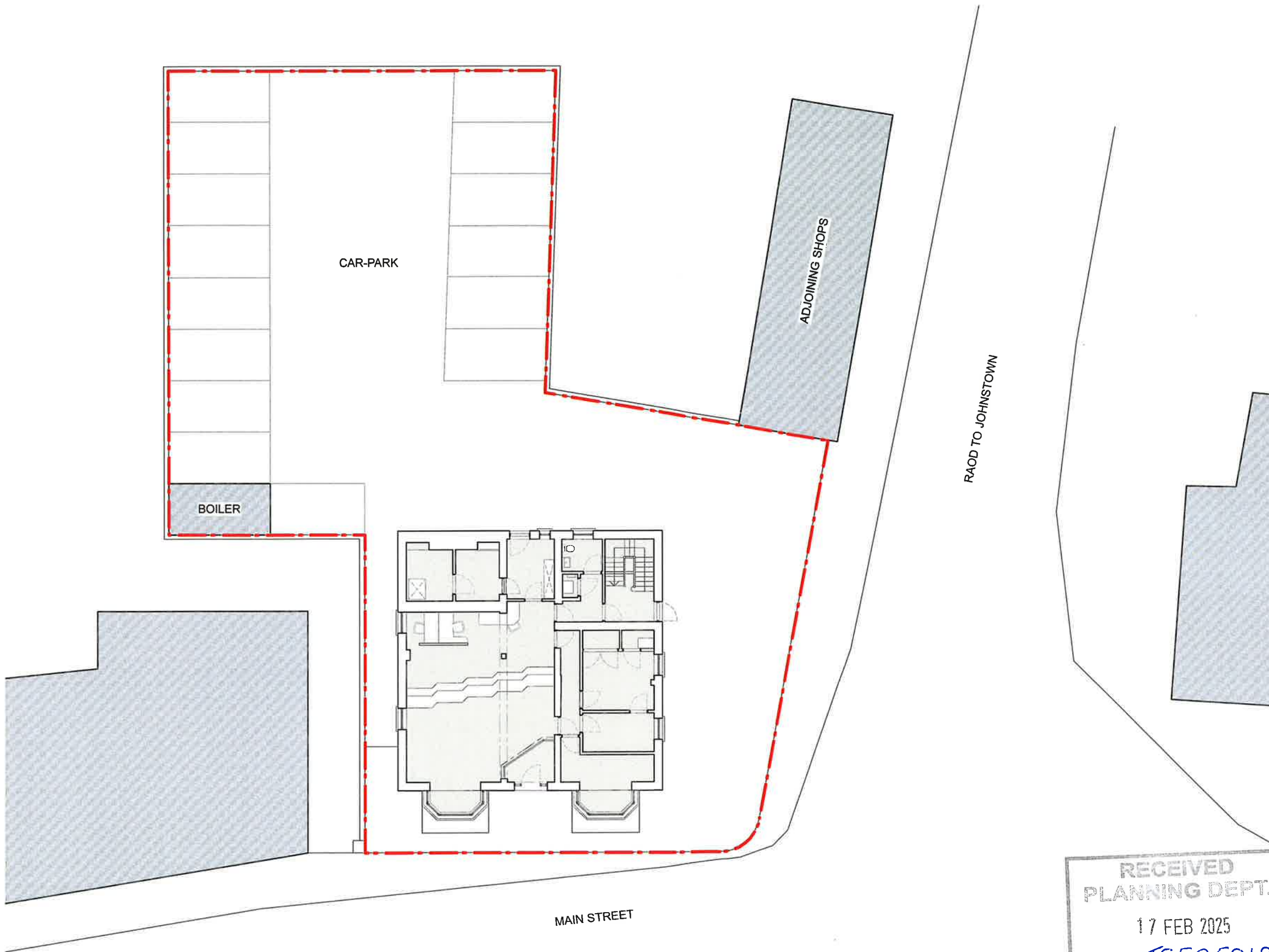


SIDE STREET ELEVATION



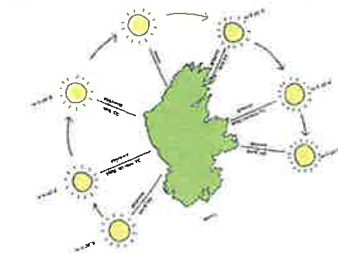
REAR CAR-PARK ELEVATION

REV.	DATE	DESCRIPTION	FORMAT
A	22/01/24	ISSUED FOR CLIENT REVIEW	A3
RECEIVED			
PLANNING DEPT.			
17 FEB 2025			
TS525019			
POS			
NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE			
USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PATRICK GILSENAN ARCHITECTS			
ENFIELD CREDIT UNION - SITE PHOTOS			
NTS (A3)			
2311 - SP - 001 - A			
PG ARCHITECTS			
PATRICK GILSENAN B.Sc (HONS) B.Arch (HONS) MR.IAI			
BLOCK B, MAYNOOTH BUSINESS CAMPUS, STRAFFAN ROAD, MAYNOOTH, W23 W5X7			
01-5413708 INFO@PGARCHITECTS.IE WWW.PGARCHITECTS.IE			



1 EXISTING SITE PLAN
SV-901 SCALE 1:200 @ A3

DEVELOPMENT AREAS (APPROX.)	
SITE AREA (TBC):	800 SQ. M. / 0.08 HECTARES
EXISTING GROUND FLOOR:	144.9 SQ. M.
EXISTING FIRST FLOOR:	141.0 SQ. M.
TOTAL FLOOR AREA:	285.9 SQ. M. / 3,077 SQ. FT.



SUN-PATH



FRONT STREET ELEVATION



SIDE STREET ELEVATION



REAR CAR-PARK ELEVATION

REV.	DATE	DESCRIPTION	FORMAT
A	22/01/24	ISSUED FOR CLIENT INITIAL REVIEW	A3
B	12/02/24	ISSUED FOR CLIENT REVIEW	PDF
C	05/12/24	ISSUED FOR REVIEW	PDF

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE
USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PATRICK GILSENAN ARCHITECTS
SITE PLAN : EXISTING 1:100 (A3)

2311 - SV - 901 - C



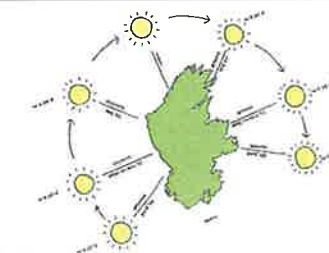
PATRICK GILSENAN B. SC (HONS) B. ARCH (HONS) MR IAI
BLOCK B, MAYNOOTH BUSINESS CAMPUS, STRAFFAN ROAD, MAYNOOTH, W23 W5X7
01-5413708 INFO@PGARCHITECTS.IE WWW.PGARCHITECTS.IE



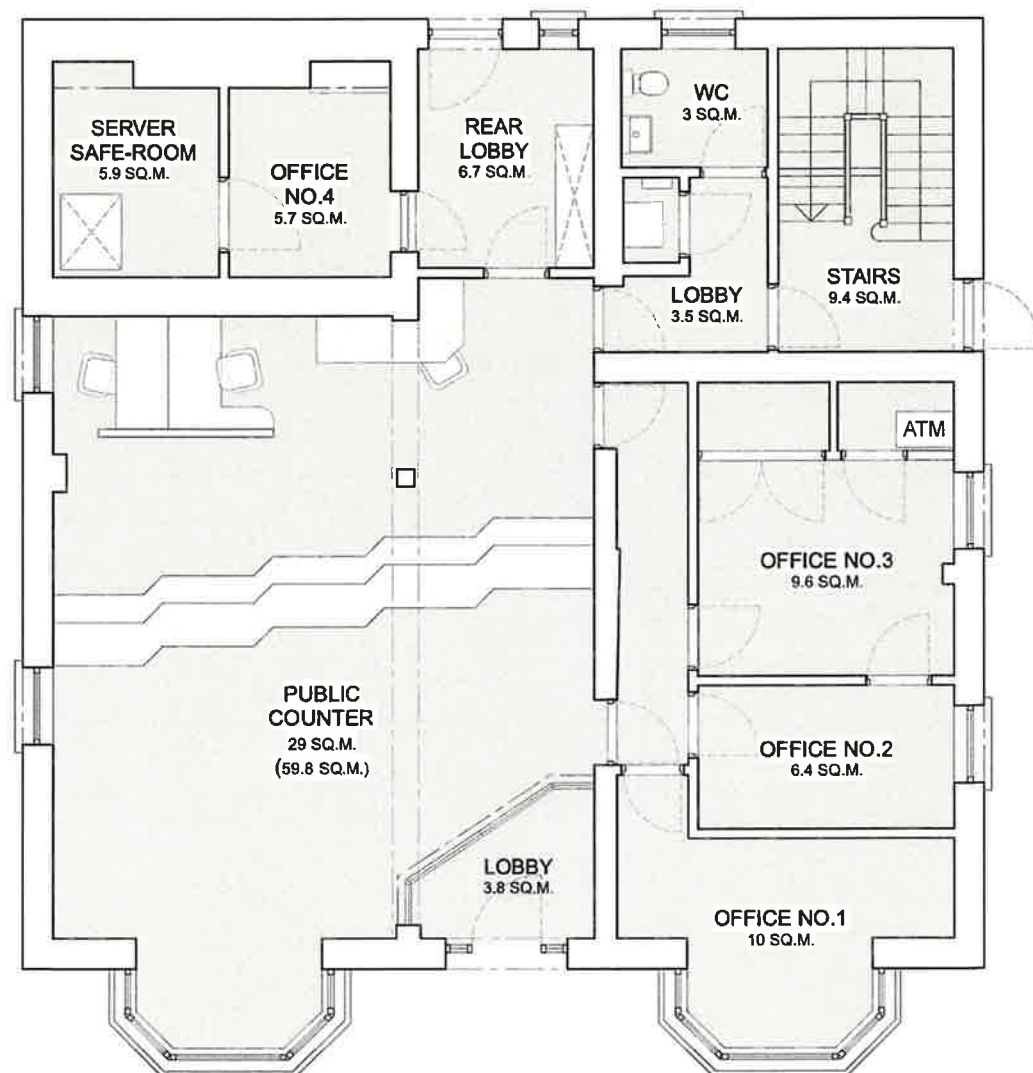


DEVELOPMENT AREAS (APPROX.)

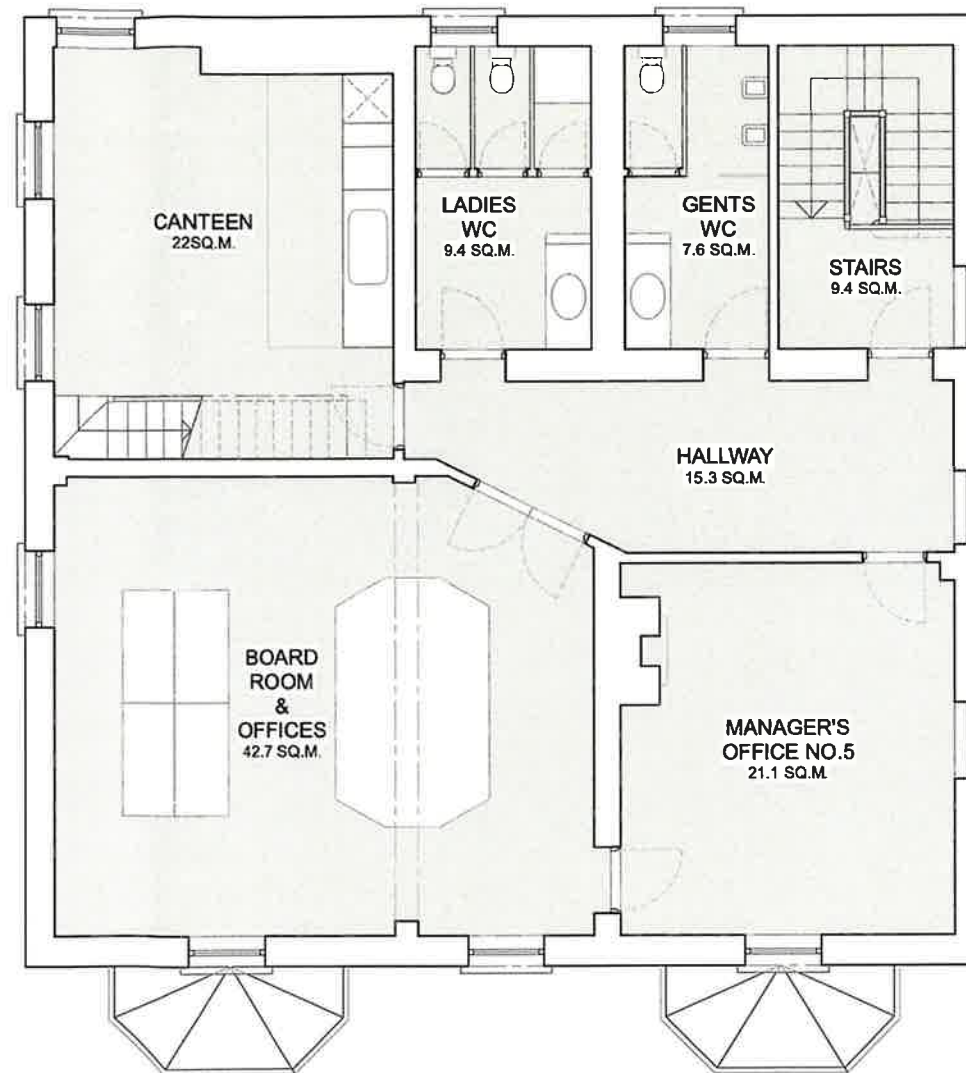
SITE AREA (TBC):	800 SQ.M. / 0.08 HECTARES
EXISTING GROUND FLOOR:	144.9 SQ.M.
EXISTING FIRST FLOOR:	141.0 SQ.M.
TOTAL FLOOR AREA:	285.9 SQ.M./ 3,077 SQ.FT.



SUN-PATH



1 EXISTING GROUND FLOOR PLAN
SV-001 SCALE 1:100 @ A3



2 EXISTING FIRST FLOOR PLAN
SV-001 SCALE 1:100 @ A3



REV.	DATE	DESCRIPTION	FORMAT
A	22/01/24	ISSUED FOR CLIENT INITIAL REVIEW	A3
B	12/02/24	ISSUED FOR CLIENT REVIEW	PDF

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE
USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PATRICK GILSENAN ARCHITECTS
FLOOR PLANS : EXISTING 1:100 (A3)

2311 - SV - 001 - B



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DEVELOPMENT AREAS (APPROX.)

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2

REAR (SOUTH) ELEVATION - EXISTING

SV-002

SCALE 1:100 @ A3



3

SIDE (EAST) ELEVATION - EXISTING

SV-002

SCALE 1:100 @ A3



1

FRONT (NORTH) ELEVATION - EXISTING

SV-002

SCALE 1:100 @ A3



4

SIDE (WEST) ELEVATION - EXISTING

SV-002

SCALE 1:100 @ A3



REV.	DATE	DESCRIPTION	FORMAT
A	22/01/24	ISSUED FOR CLIENT INITIAL REVIEW	A3
B	12/02/24	ISSUED FOR CLIENT REVIEW	PDF
C	11/02/25	ISSUED FOR CLIENT REVIEW	PDF

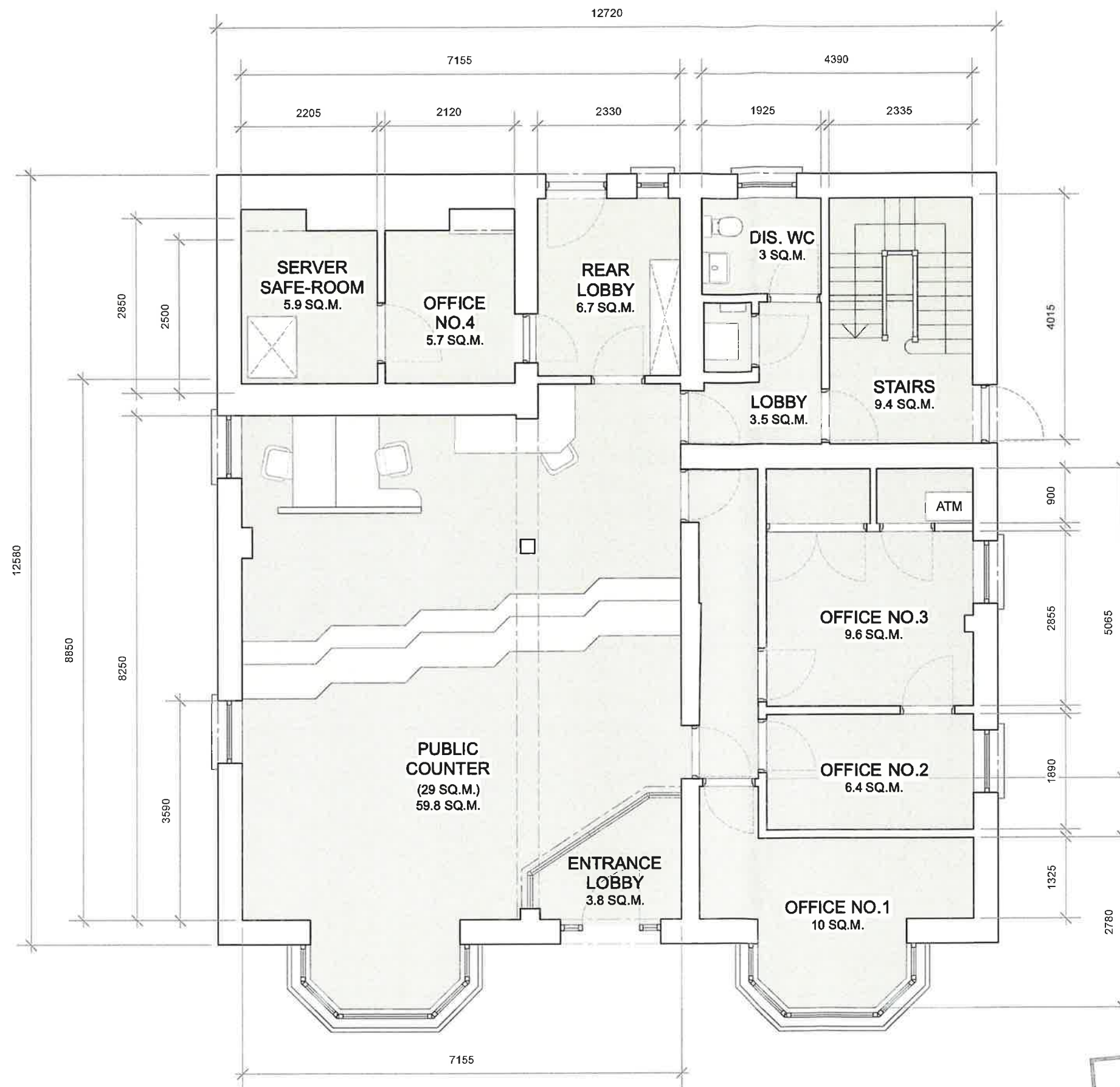
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ELEVATIONS : EXISTING 1:100 (A3)

2311 - SV - 002 - C

PG ARCHITECTS

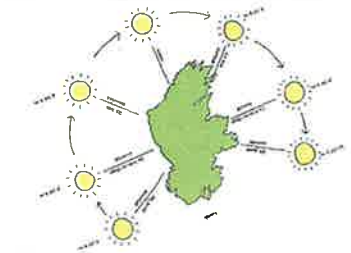
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1 GROUND FLOOR PLAN - EXISTING
SV-003 SCALE 1:75 @ A3



DEVELOPMENT AREAS (APPROX.)	
SITE AREA (TBC):	800 SQ.M. / 0.08 HECTARES
EXISTING GROUND FLOOR:	144.9 SQ.M.
EXISTING FIRST FLOOR:	141.0 SQ.M.
TOTAL FLOOR AREA:	285.9 SQ.M. / 3,077 SQ.FT.



SUN-PATH

FRONT STREET ELEVATION



SIDE STREET ELEVATION



REAR CAR-PARK ELEVATION



REV.	DATE	DESCRIPTION	FORMAT
A	22/01/24	ISSUED FOR CLIENT INITIAL REVIEW	A3
B	12/02/24	ISSUED FOR CLIENT REVIEW	PDF

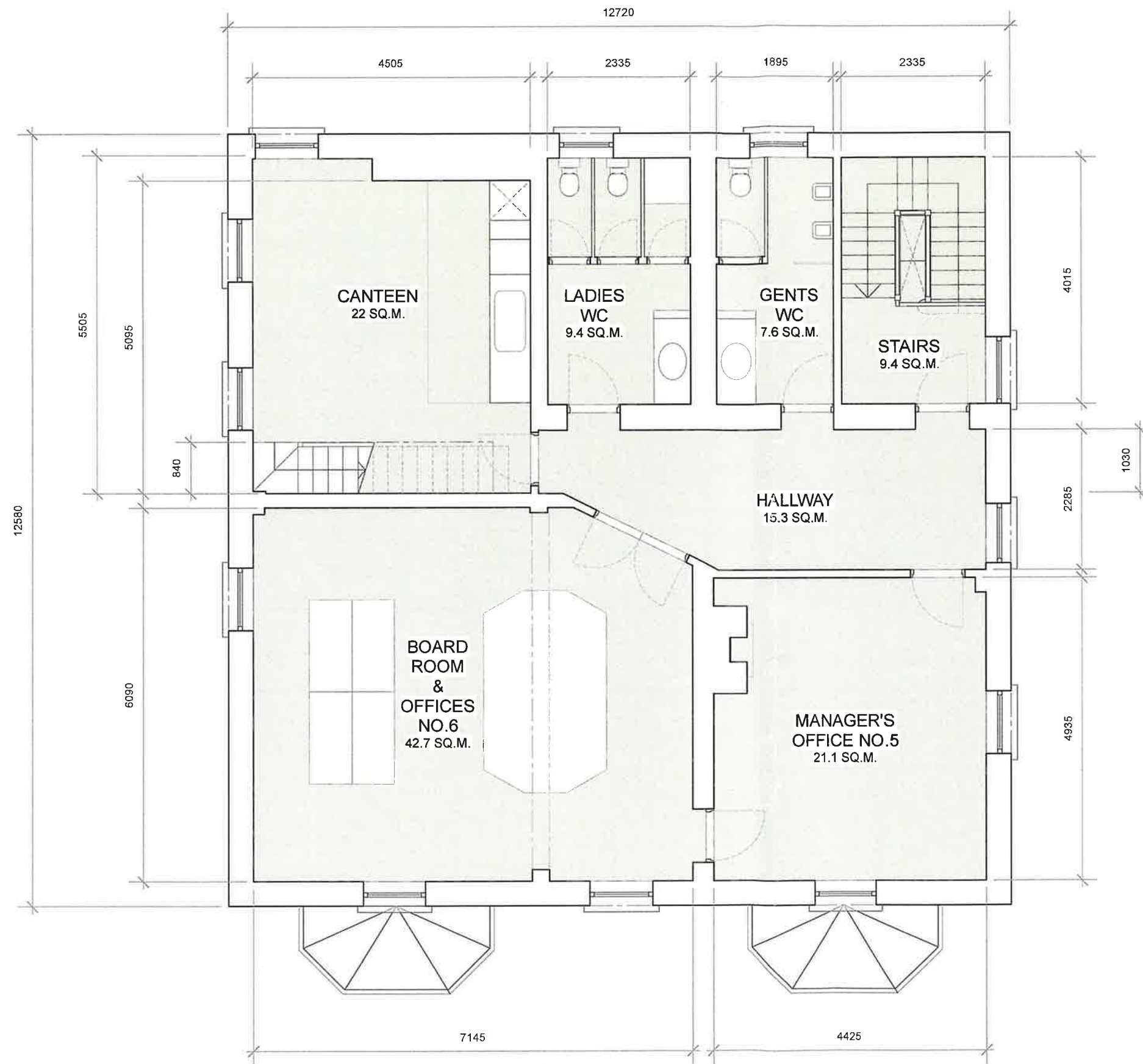
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GROUND FLOOR PLAN : EXISTING 1:75 (A3)

2311 - SV - 003 - B



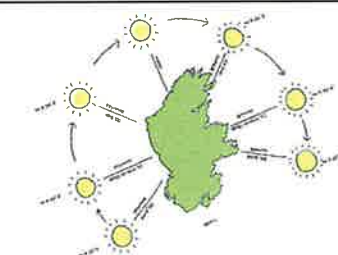
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1 EXISTING FIRST FLOOR PLAN
SV-004 SCALE 1:75 @ A3

DEVELOPMENT AREAS (APPROX.)

SITE AREA (TBC):	800 SQ.M. / 0.08 HECTARES
EXISTING GROUND FLOOR:	144.9 SQ.M.
EXISTING FIRST FLOOR:	141.0 SQ.M.
TOTAL FLOOR AREA:	285.9 SQ.M. / 3,077 SQ.FT.



SUN-PATH



FRONT STREET ELEVATION



SIDE STREET ELEVATION



REAR CAR-PARK ELEVATION



REV.	DATE	DESCRIPTION	FORMAT
A	22/01/24	ISSUED FOR CLIENT INITIAL REVIEW	A3
B	12/02/24	ISSUED FOR CLIENT REVIEW	PDF

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE
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FIRST FLOOR PLAN : EXISTING 1:75 (A3)

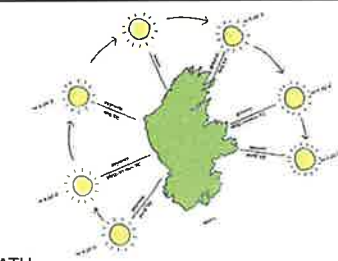
2311 - SV - 004 - B



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DEVELOPMENT AREAS (APPROX.)

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EXISTING FIRST FLOOR:	141.0 SQ.M.
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SUN-PATH



FRONT STREET ELEVATION



SIDE STREET ELEVATION



REAR CAR-PARK ELEVATION

REV.	DATE	DESCRIPTION	FORMAT
A	05/12/24	ISSUED FOR REVIEW	PDF
B	11/02/25	ISSUED FOR REVIEW	PDF
B	13/02/25	ISSUED FOR SECTION 5 PLANNING REVIEW	A3

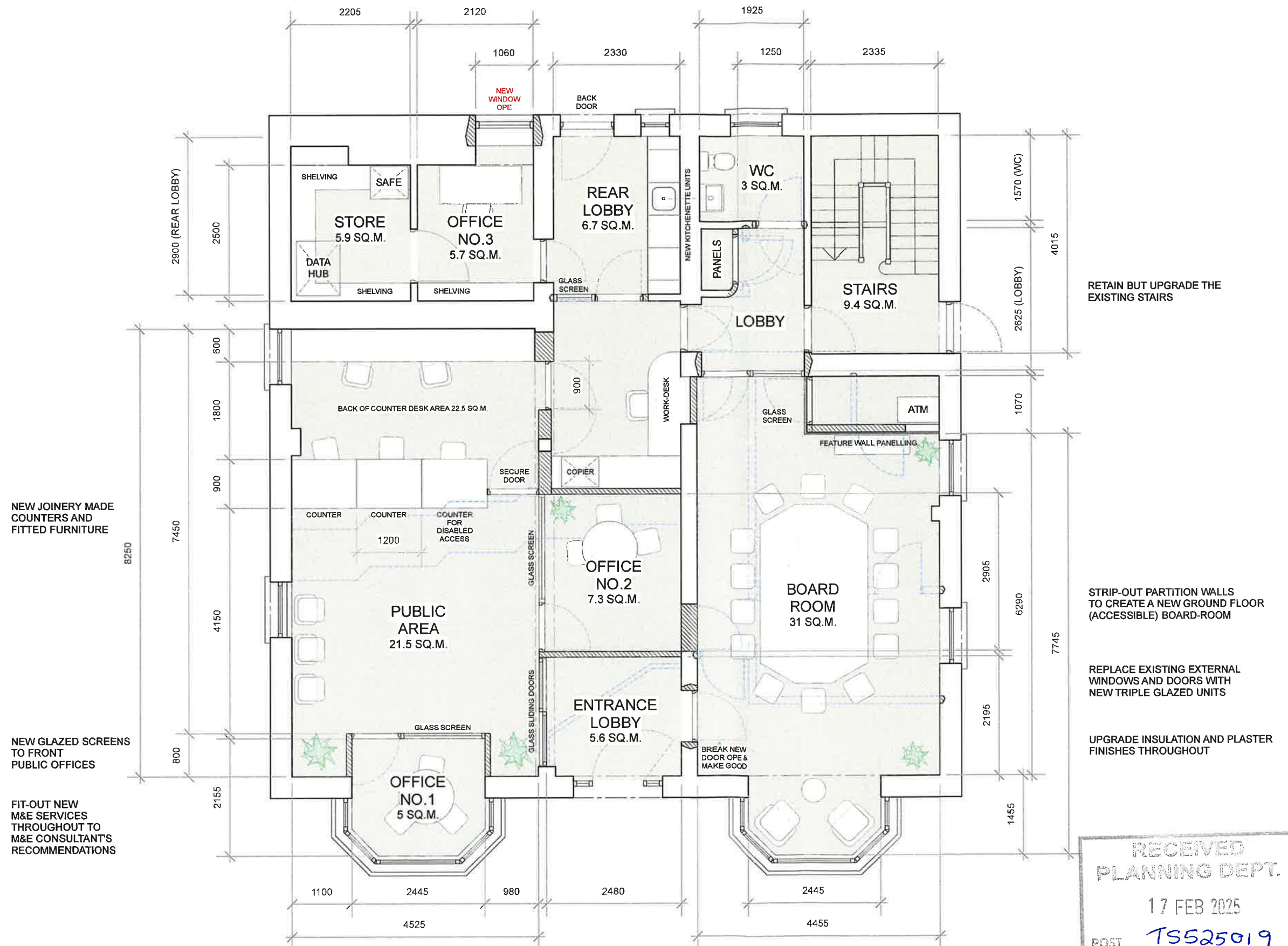
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GROUND FLOOR PLAN - PROPOSED 1:75 (A3)

2311 - PA - 001 - B



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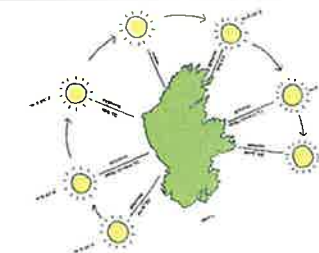


1 GROUND FLOOR PLAN - PROPOSED
PA-001 SCALE 1:75 @ A3

NEW WALLS / NEW WORKS
DEMOLISH EXISTING

DEVELOPMENT AREAS (APPROX.)

SITE AREA (TBC):	800 SQ.M. / 0.08 HECTARES
EXISTING GROUND FLOOR:	144.9 SQ.M.
EXISTING FIRST FLOOR:	141.0 SQ.M.
TOTAL FLOOR AREA:	285.9 SQ.M. / 3,077 SQ.FT.



SUN-PATH



FRONT STREET ELEVATION



SIDE STREET ELEVATION



REAR CAR-PARK ELEVATION

REV.	DATE	DESCRIPTION	FORMAT
A	05/12/24	ISSUED FOR REVIEW	PDF
B	17/12/24	ISSUED TO PREPARE FSC	PDF/DWG
C	11/02/25	ISSUED FOR REVIEW	PDF
C	13/02/25	ISSUED FOR SECTION 5 PLANNING REVIEW	A3

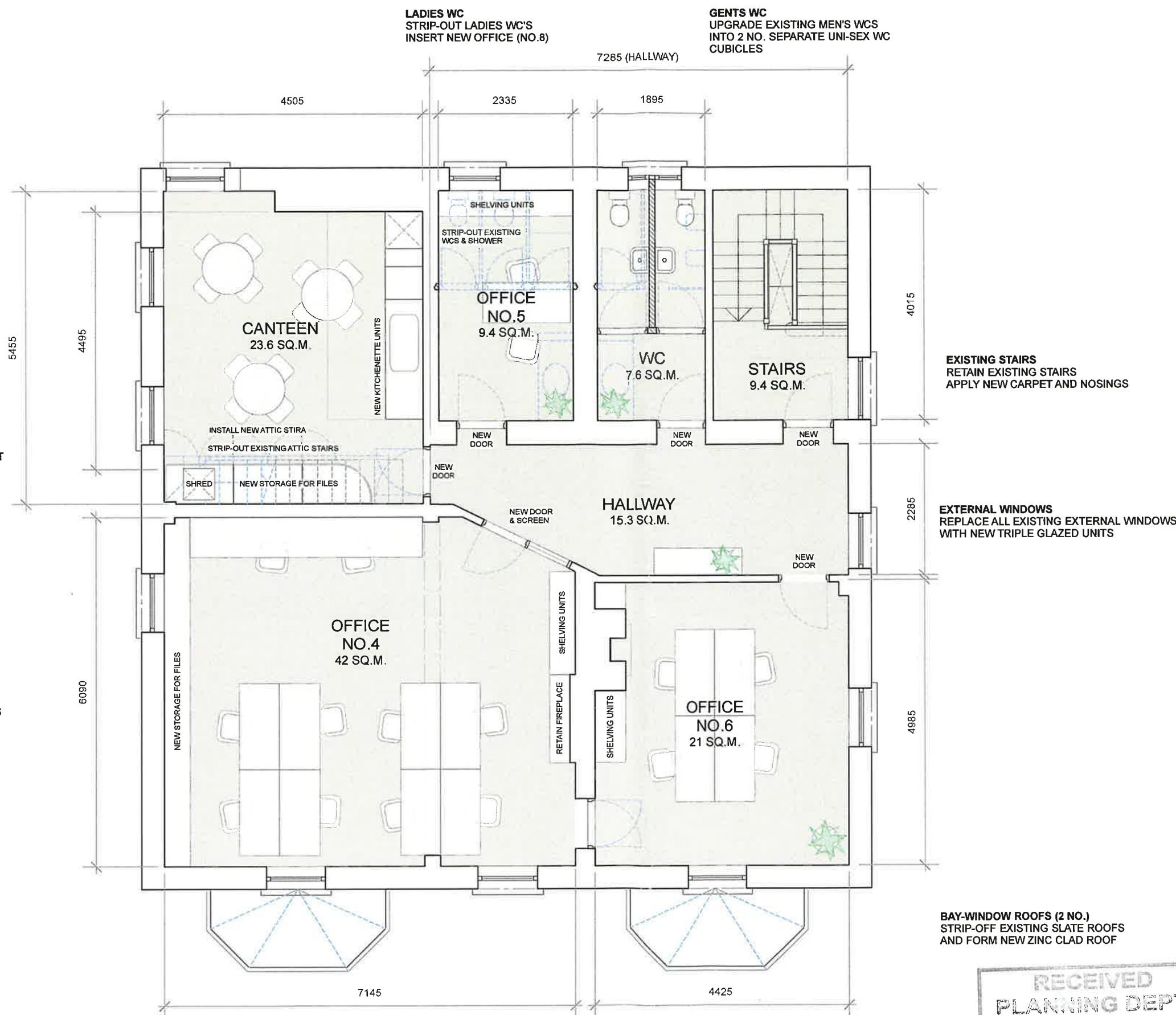
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FIRST FLOOR PLAN - PROPOSED 1:75 (A3)

2311 - PA - 002 - C

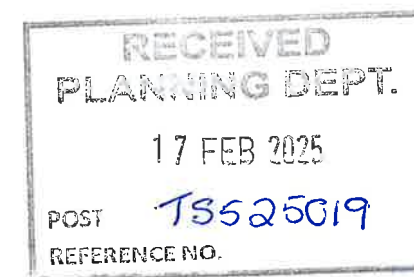


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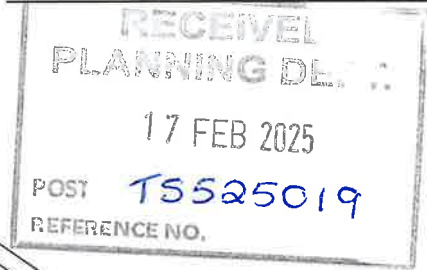
1 FIRST FLOOR PLAN - PROPOSED
PA-002 SCALE 1:75 @ A3

NEW WALLS / NEW WORKS
DEMOLISH EXISTING

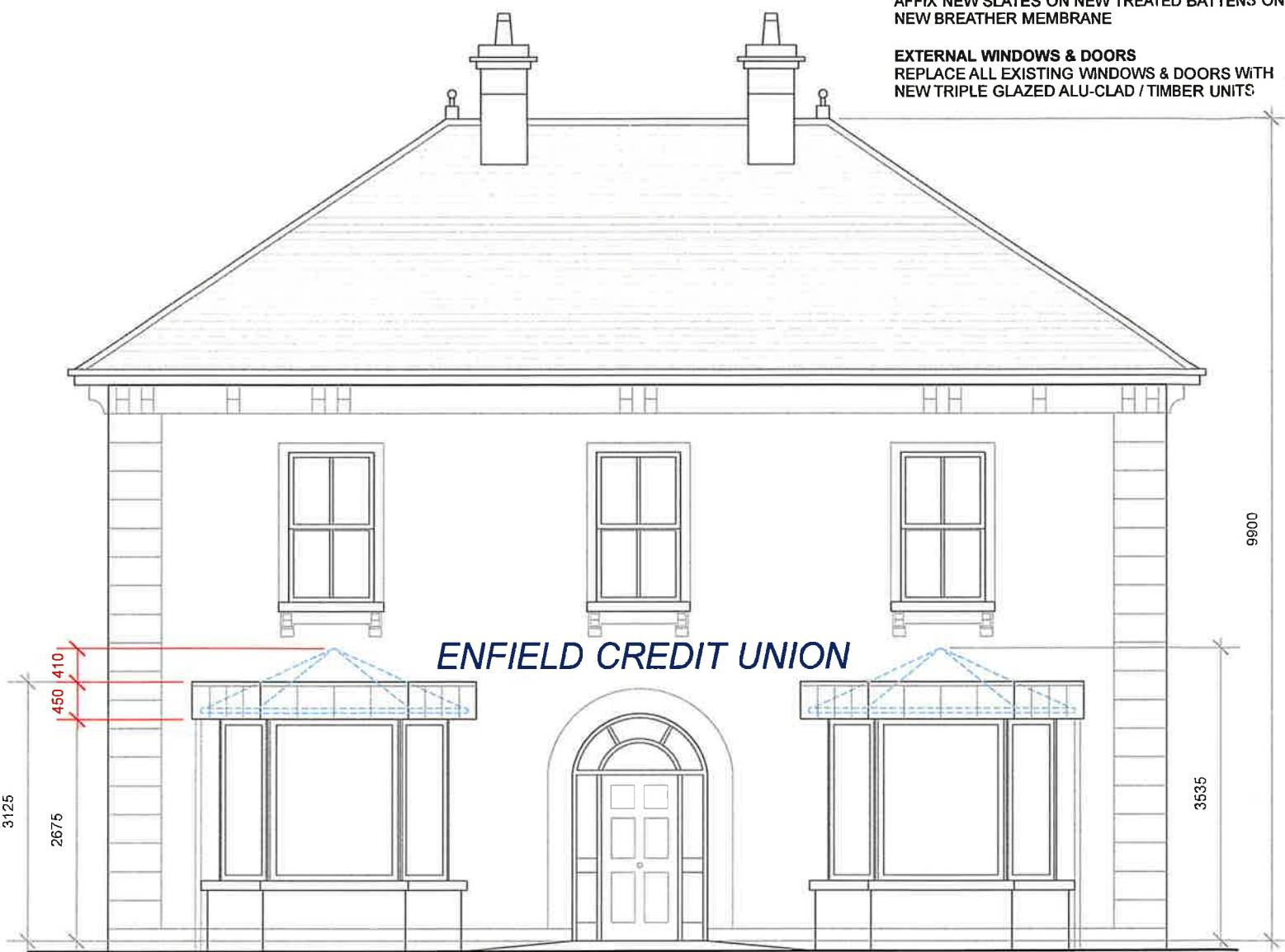


DEVELOPMENT AREAS (APPROX.)

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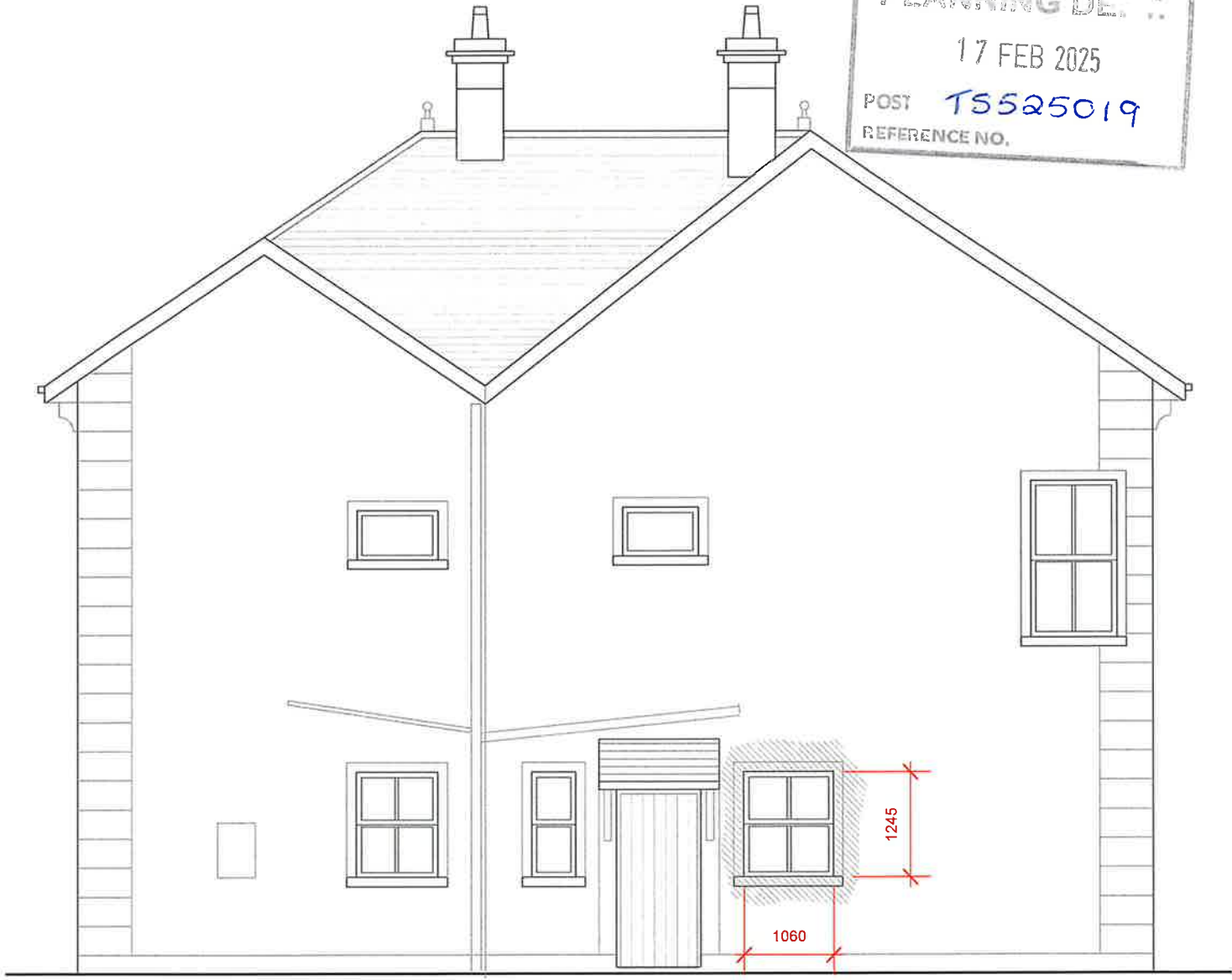


- SIGNAGE**
AFFIX / ADJUST NEW SIGNAGE TO MATCH EXISTING
- PAINTING**
REPAINT THE EXISTING ELEVATIONS
- SLATE ROOF**
REPLACE EXISTING SLATES WITH NEW SLATES
AFFIX NEW SLATES ON NEW TREATED BATTENS ON
NEW BREATHER MEMBRANE
- EXTERNAL WINDOWS & DOORS**
REPLACE ALL EXISTING WINDOWS & DOORS WITH
NEW TRIPLE GLAZED ALU-CLAD / TIMBER UNITS



1 FRONT ELEVATION - PROPOSED
PA-003 SCALE 1:75 @ A3

- BAY WINDOW ROOFS**
STRIP OFF EXISTING SLATE ROOFS
FROM THE EXISTING BAY WINDOW ROOFS
(SHOWN DOTTED IN BLUE)
- AND CONSTRUCT NEW ZINC METAL FLAT ROOFS
(CIRCA 400mm HIGH)
- TO 2 NO. BAY WINDOWS



2 REAR ELEVATION - PROPOSED
PA-003 SCALE 1:75 @ A3

- OFFICE NO.3 NEW WINDOW**
INSERT A NEW WINDOW OPE INTO OFFICE NO.3
NEW WINDOW TO MATCH EXISTING
MAKE GOOD ALL PLASTER FINISH TO MATCH EXISTING
CIRCA 1000mm WIDE X 1250mm HIGH



EXISTING FRONT STREET ELEVATION



EXISTING REAR ELEVATION



PROPOSED FRONT ELEVATION WITH NEW BAY-WINDOW ROOFS - INDICATIVE 3D VIEW

REV.	DATE	DESCRIPTION	FORMAT
A	11/02/25	ISSUED FOR CLIENT REVIEW	PDF
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ELEVATIONS - PROPOSED 1:75 (A3)

2311 - PA - 003 - B

PG ARCHITECTS

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