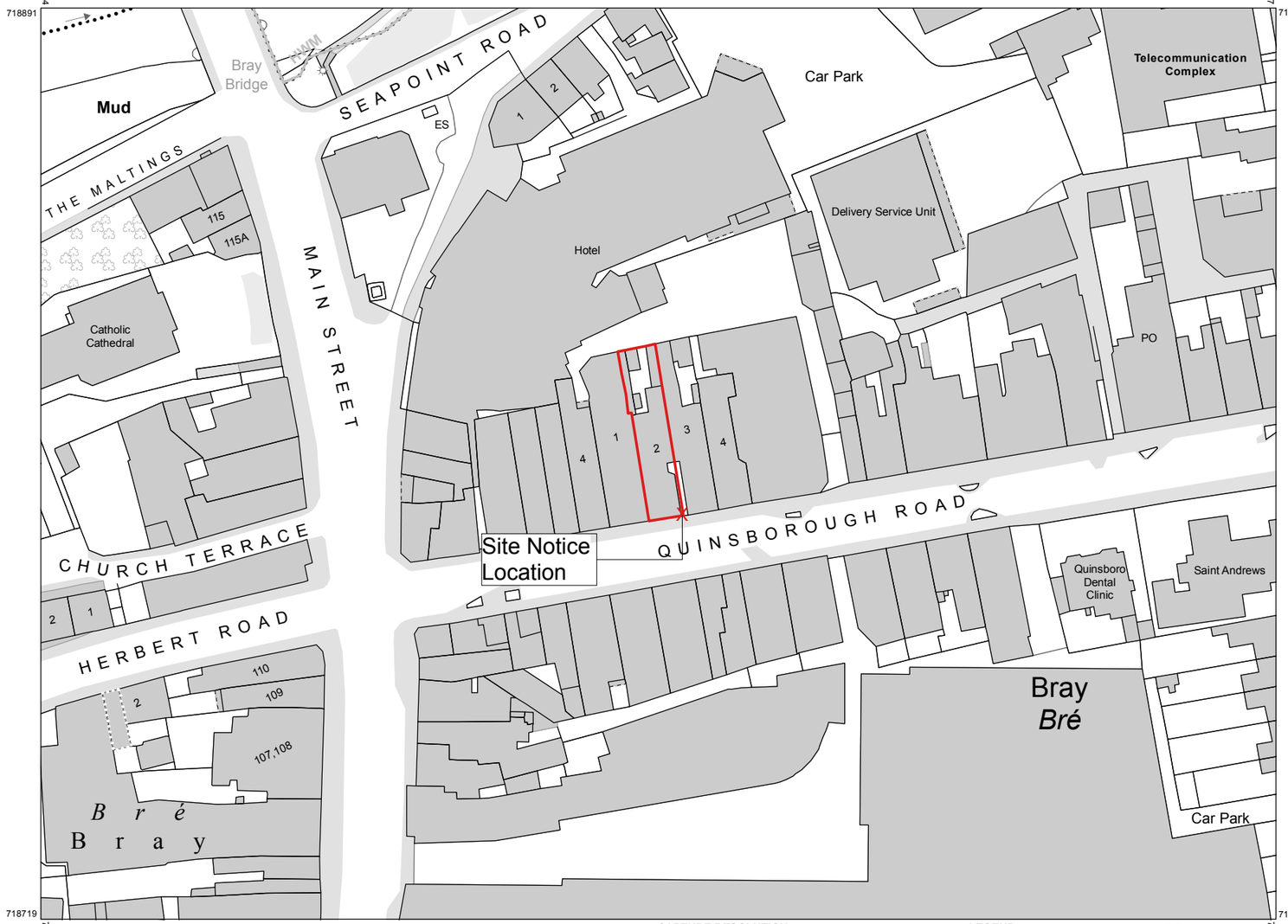
PLANNING PERMISSION DRAWING ONLY

Planning Pack Map



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:
www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'

N

Tailte Éireann

CENTRE COORDINATES:
ITM 726361,718805

PUBLISHED: 26/05/2026

ORDER NO.: 50538067_1

MAP SERIES:	MAP SHEETS:
1:1,000	3568-08
1:1,000	3568-09
1:1,000	3568-13
1:1,000	3568-14

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

www.tailte.ie

Any unauthorised reproduction infringes Tailte Éireann copyright.

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 owner.

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

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

©Tailte Éireann, 2026.
All rights reserved.

1 Site Location Map
Scale: 1:1000

N

Note: All Building works to be carried out in accordance with the latest Building Regulations applicable at the time of construction - Appointed Main Contractor shall Indemnify all buidling work as compliant with the relevant Technical Guidance Documents.

The Information contained in these drawings remains the copyright of ANCA architects

Notes
This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.
Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest building regulations.

Rev	Date	Init	Notes	Chkd

All above and below ground drainage to be installed to Engineers design and detail

Red line Indicates Extent of Proposed Site.

Ordnance Survey Ireland Licence No. AR 0112917
© Ordnance Survey Ireland/ Government of Ireland

anca architects
Dublin - Wicklow - Wexford
M: +353 (0)87 2201364 - Brian
M: +353 (0)86 8494657 - Jerome
E: info@anca-architects.com
www.anca-architects.com

Project Title
No. 2 Westbourne Ter, Quinsborough Rd
Bray, Co. Wicklow, A98 VF59

Drawing Title
HE &YANG LIMITED
Site Location Map

Scale	Sheet Size	Drawn
1:1000 @	A3	JA

Date	Checked
23-10-2026	JA

Status
PLANNING APPEAL

Project No.	Drawing No.	Revision
0504	1000	-

PLANNING PERMISSION DRAWING ONLY



1 Site Layout Plan
Scale: 1:200

N

Note: All Building works to be carried out in accordance with the latest Building Regulations applicable at the time of construction - Appointed Main Contractor shall Indemnify all buidling work as compliant with the relevant Technical Guidance Documents.

The Information contained in these drawings remains the copyright of ANCA architects

Notes
This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.
Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest building regulations.

Rev	Date	Init	Notes	Chkd

All above and below ground drainage to be installed to Engineers design and detail

Red line Indicates Extent of Proposed Site.

Ordnance Survey Ireland Licence No. AR 0112917
© Ordnance Survey Ireland/ Government of Ireland

anca architects
Dublin - Wicklow - Wexford
M: +353 (0)87 2201364 - Brian
M: +353 (0)86 8494657 - Jerome
E: info@anca-architects.com
www.anca-architects.com

Project Title
No. 2 Westbourne Ter, Quinsborough Rd
Bray, Co. Wicklow, A98 VF59

Drawing Title
HE &YANG LIMITED
Site Layout Plan

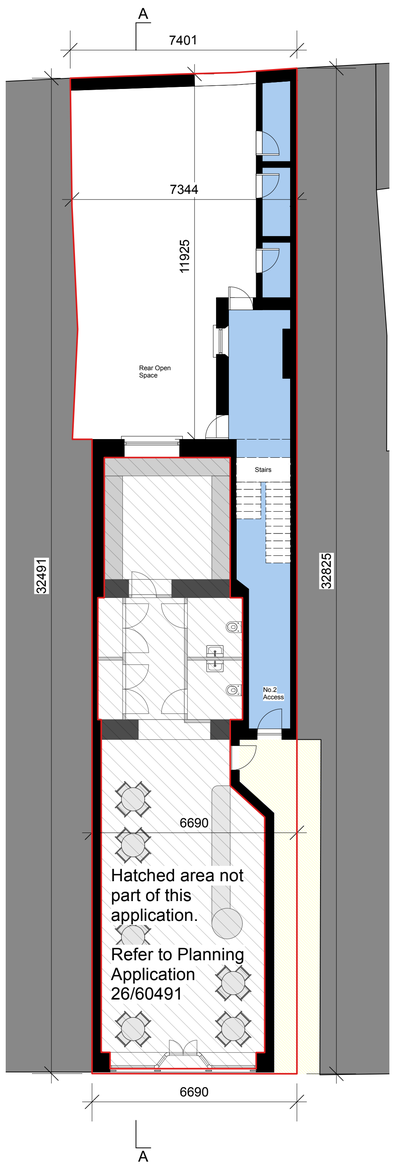
Scale	Sheet Size	Drawn
1:200 @	A3	JA

Date	Checked
23-10-2026	JA

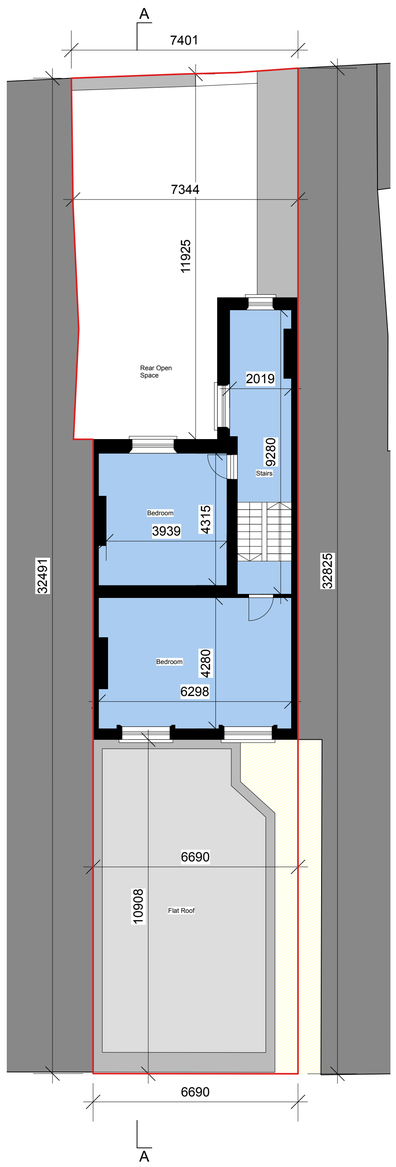
Status
PLANNING APPEAL

Project No.	Drawing No.	Revision
0504	1001	A

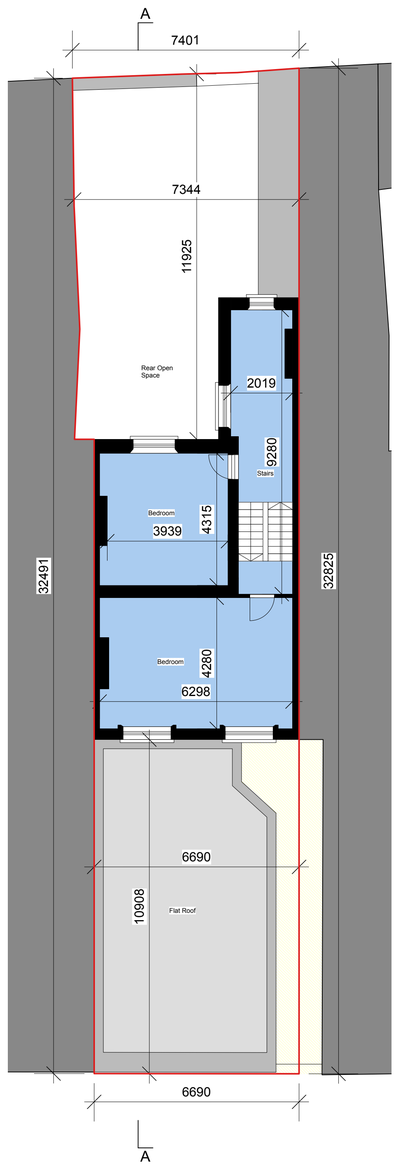
PLANNING PERMISSION DRAWING ONLY



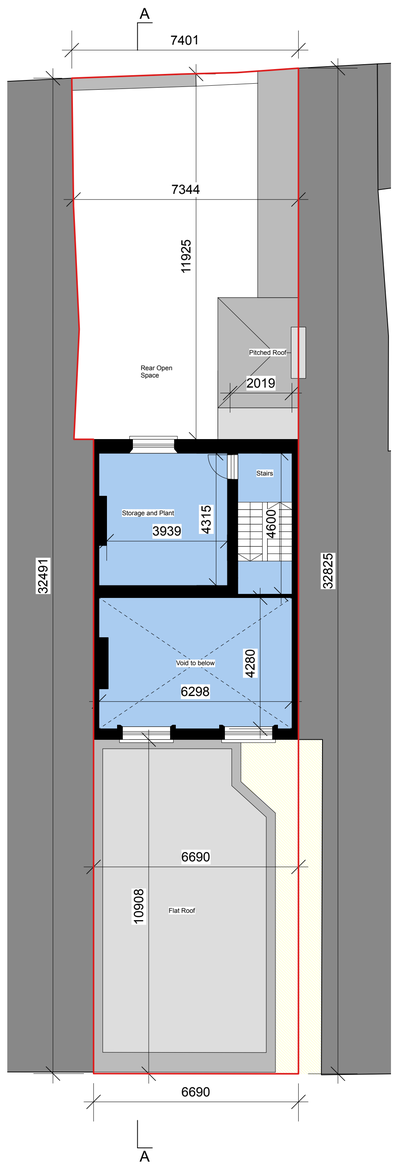
10 Existing Ground Floor Plan
Scale: 1:100



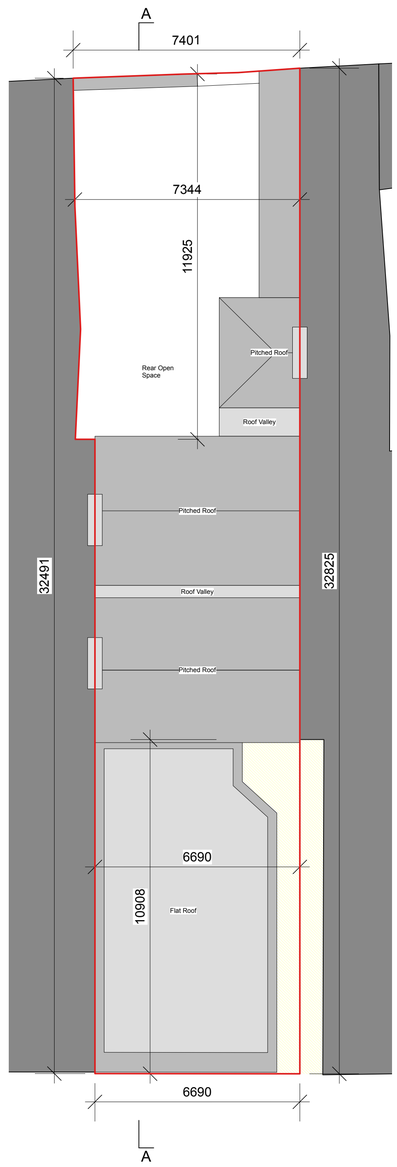
2 Existing First Floor Plan
Scale: 1:100



3 Existing Second Floor Plan
Scale: 1:100



19 Existing Third Floor Plan
Scale: 1:100



20 Existing Roof Plan
Scale: 1:100

Notes
This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the purpose is to identify boundaries only where the drawing is an original or an accurate copy. It may not be scaled for construction purposes.
Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest building regulations.

Rev	Date	Init.	Notes	Chkd

All above and below ground drainage to be installed to Engineers design and detail

Red line Indicates Extent of Proposed Site.

Hatched Yellow line Indicates Extent of right of way between No. 2 & 3.

Ordnance Survey Ireland Licence No. CYAL50449962
© Tailte Éireann – Surveying/ Government of Ireland

anca architects
Dublin - Wicklow - Wexford
M: +353 (0)87 2201364 - Brian
M: +353 (0)86 8494857 - Jerome
E: info@anca-architects.com
www.anca-architects.com

Project Title
No. 2 Westbourne Ter, Quinsborough Rd
Bray, Co. Wicklow, A98 VF59

Drawing Title
HE &YANG LIMITED
Existing Plans

Scale	Sheet Size	Drawn
1:100	A1	JA

Date	Checked
23-10-2026	JA

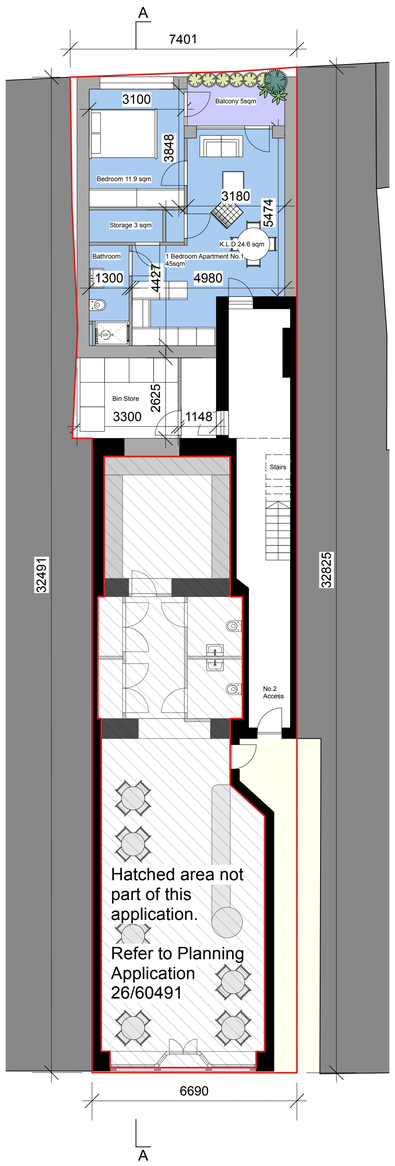
Status
PLANNING APPEAL

Project No.	Drawing No.	Revision
0504	1002	-

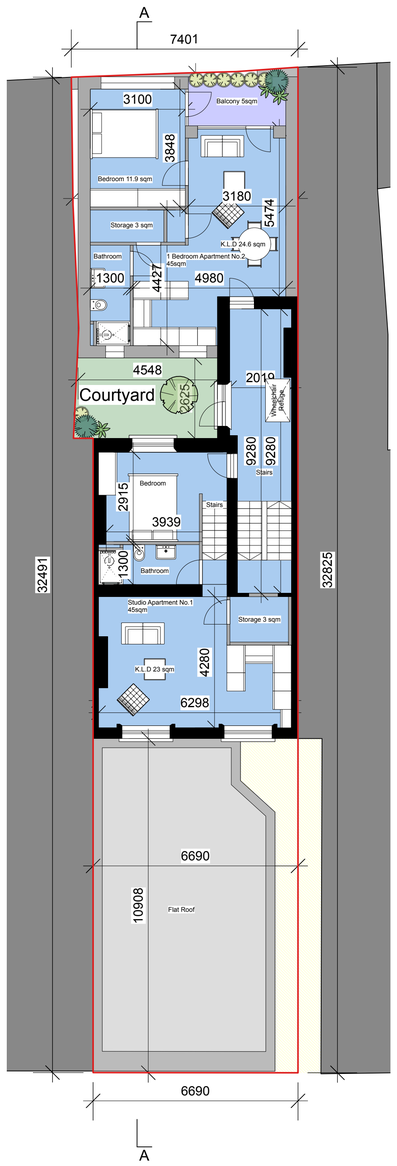
The Information contained in these drawings remains the copyright of ANCA architects

Note: All Building works to be carried out in accordance with the latest Building Regulations applicable at the time of construction - Appointed Main Contractor shall Indemnify all buidling work as compliant with the relevant Technical Guidance Documents.

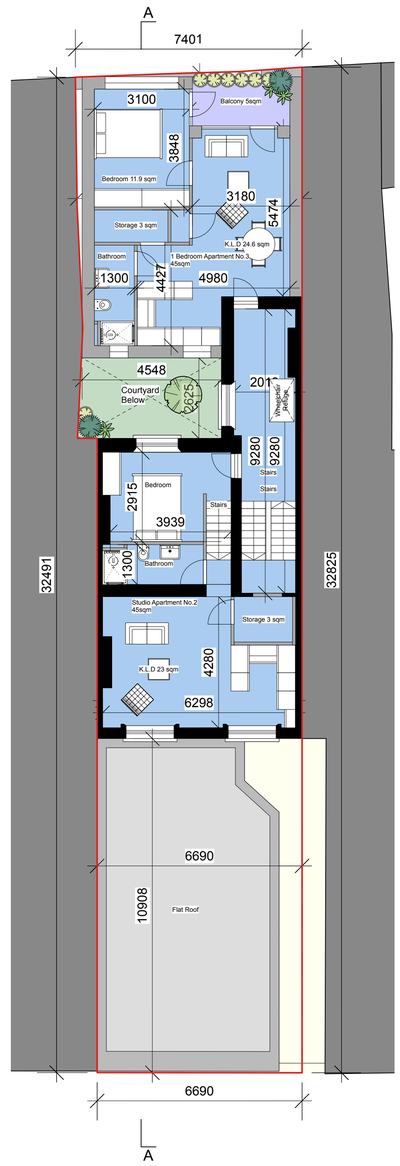
PLANNING PERMISSION DRAWING ONLY



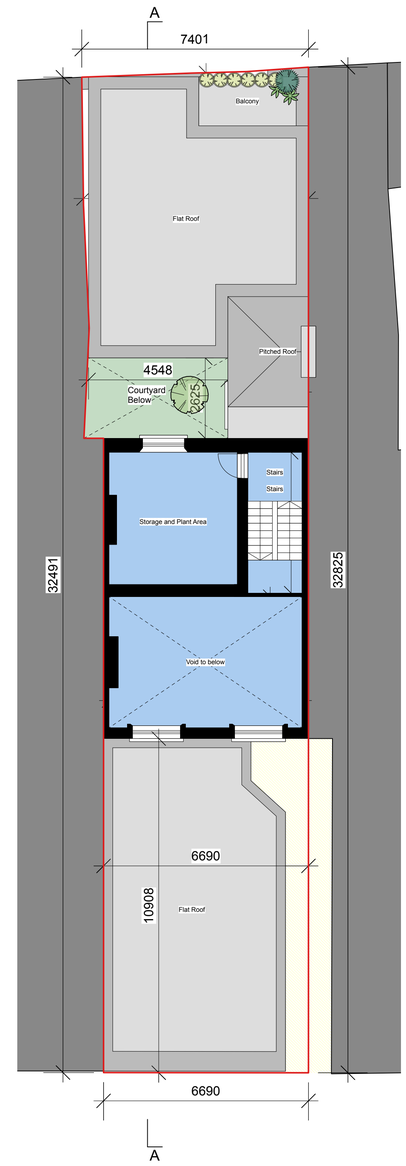
10 Proposed Ground Floor Plan
Scale: 1:100



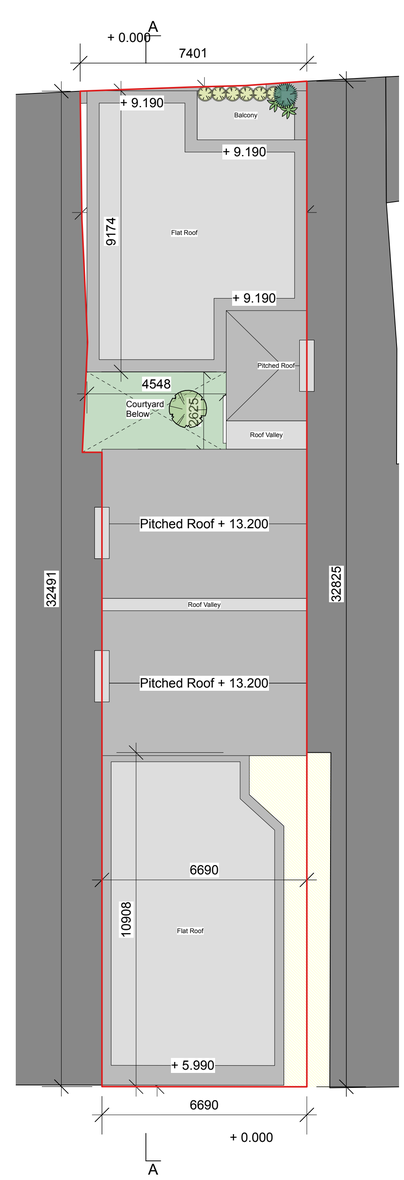
2 Proposed First Floor Plan
Scale: 1:100



3 Proposed Second Floor Plan
Scale: 1:100



19 Proposed Third Floor Plan
Scale: 1:100



20 Proposed Roof Plan
Scale: 1:100

The Information contained in these drawings remains the copyright of ANCA architects

Notes
This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the purpose is to identify boundaries only where the drawing is an original or an accurate copy. It may not be scaled for construction purposes.
Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest building regulations.

Rev	Date	Init.	Notes	Chkd

All above and below ground drainage to be installed to Engineers design and detail

Red line Indicates Extent of Proposed Site.

Hatched Yellow line Indicates Extent of right of way between No. 2 & 3.

Ordnance Survey Ireland Licence No. CYAL50449962
© Tailte Éireann – Surveying/ Government of Ireland

anca architects
Dublin - Wicklow - Wexford
M +353 (0)87 2201364 - Brian
M +353 (0)86 8494657 - Jerome
E info@anca-architects.com
www.anca-architects.com

Project Title
No. 2 Westbourne Ter, Quinsborough Rd
Bray, Co. Wicklow, A98 VF59

Drawing Title
HE &YANG LIMITED
Proposed Plans

Scale	Sheet Size	Drawn
1:100	A1	JA

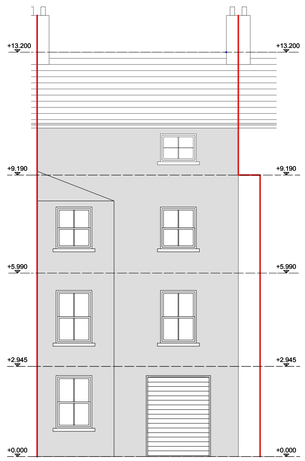
Date	Checked
23-10-2026	JA

Status
PLANNING APPEAL

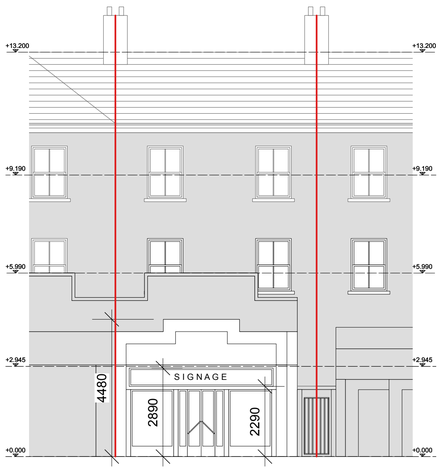
Project No.	Drawing No.	Revision
0504	1003	-

Note: All Building works to be carried out in accordance with the latest Building Regulations applicable at the time of construction - Appointed Main Contractor shall Indemnify all buidling work as compliant with the relevant Technical Guidance Documents.

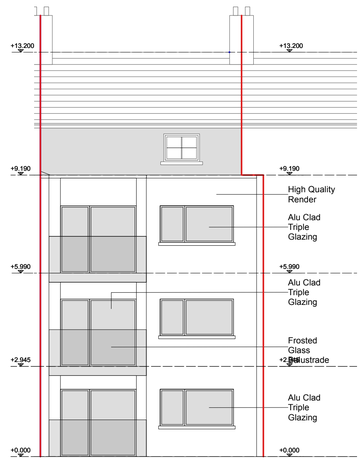
The information contained in these drawings remains the copyright of ANCA architects



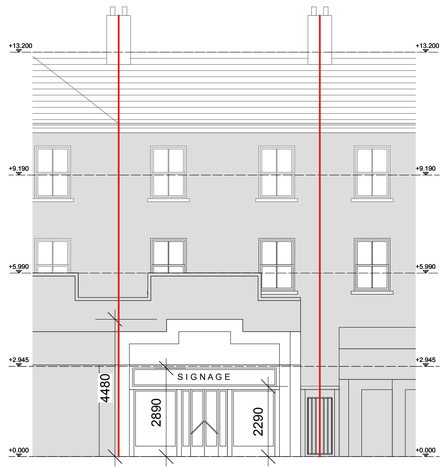
7 Existing (North) Rear Elevation
Scale: 1:100



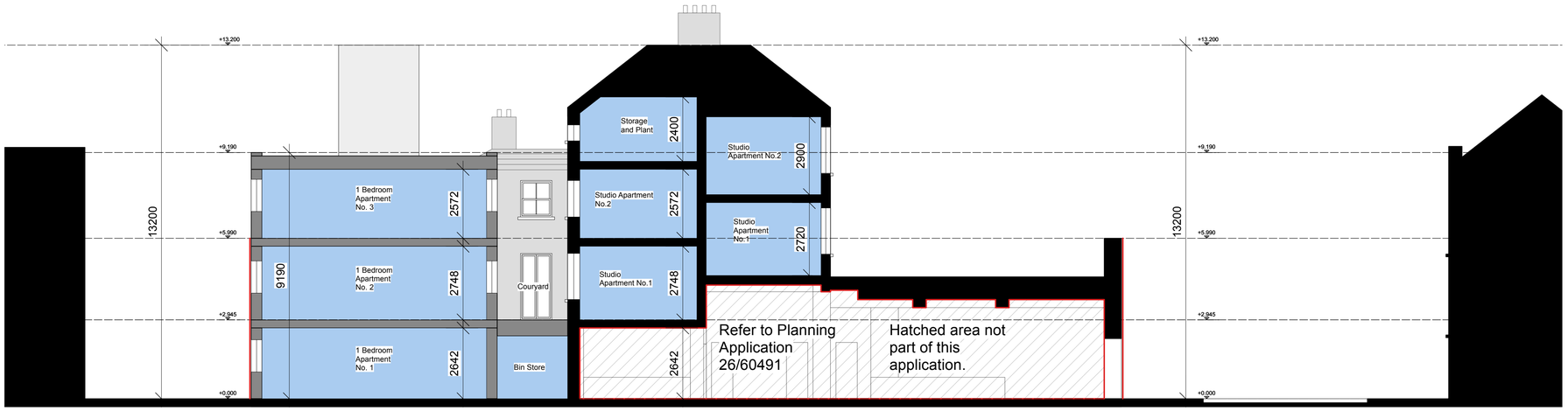
8 Existing (South) Front Elevation
Scale: 1:100



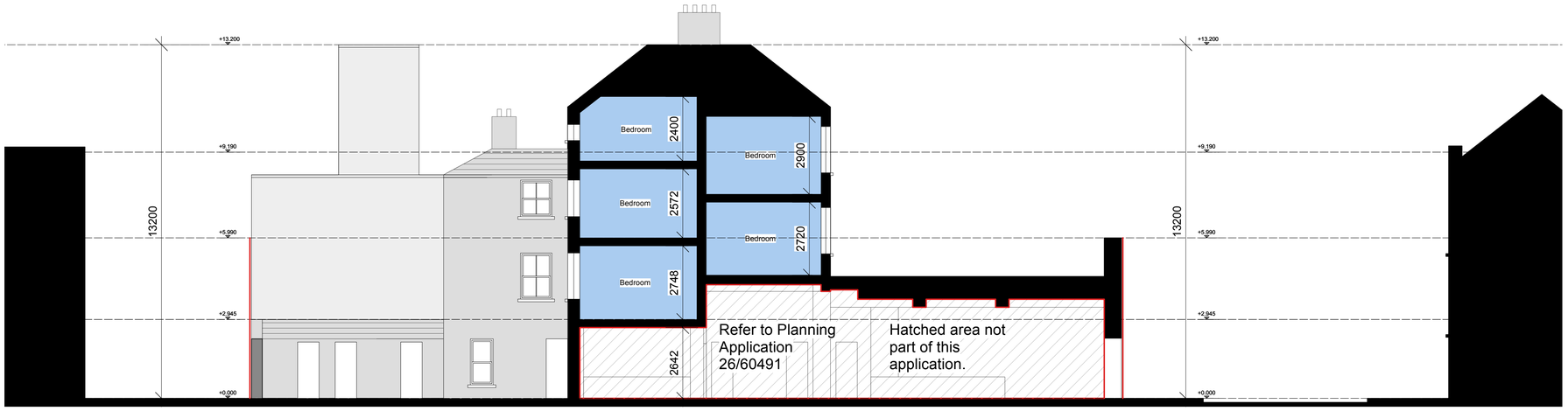
10 Proposed (North) Rear Elevation
Scale: 1:100



9 Proposed (South) Front Elevation
Scale: 1:100



23 Proposed Cross Section A-A
Scale: 1:100



5 Existing Cross Section A-A
Scale: 1:100

Note: All Building works to be carried out in accordance with the latest Building Regulations applicable at the time of construction - Appointed Main Contractor shall Indemnify all buidling work as compliant with the relevant Technical Guidance Documents.

Notes
This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the accuracy of the scale is ensured that the drawing is from an original or an accurate copy. It may not be scaled for construction purposes.
Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest building regulations.

Rev	Date	Init.	Notes	Chkd

All above and below ground drainage to be installed to Engineers design and detail

Red line Indicates Extent of Proposed Site.

Hatched Yellow line Indicates Extent of right of way between No. 2 & 3.

Ordnance Survey Ireland Licence No. CYAL50449962
© Tailte Éireann – Surveying/ Government of Ireland

anca architects
Dublin - Wicklow - Wexford
M: +353 (0)87 2201364 - Brian
M: +353 (0)86 8494857 - Jerome
E: info@anca-architects.com
www.anca-architects.com

Project Title
No. 2 Westbourne Ter, Quinsborough Rd
Bray, Co. Wicklow, A98 VF59

Drawing Title
HE &YANG LIMITED
Elevations and Sections

Scale	Sheet Size	Drawn
1:100	A1	JA

Date	Checked
23-10-2026	JA

Status
PLANNING APPEAL

Project No.	Drawing No.	Revision
0504	1004	-