

An
Coimisiún
Pleanála

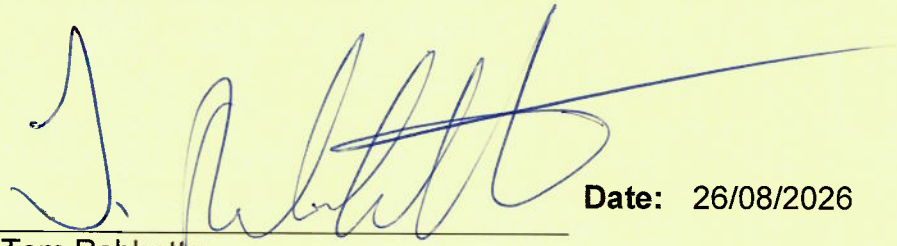
Direction
CD-022416-26
ABP-318362-23

The submissions on this file and the Inspector's report were further considered at a meeting held on 26/08/2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation (in the Inspector's Addendum Report dated 31st July 2026), as indicated in the draft Order hereunder.

Planning

Commissioner:


Tom Rabbette

Date: 26/08/2026

Draft Order

Reasons and Considerations

Having regard to the nature, scale and design of the proposed development as indicated in the plans and particulars received by An Coimisiun Pleanála on the 29th day of November 2024, and subject to compliance with the conditions hereunder, it is considered that the proposed development would integrate satisfactorily with the established pattern and character of development in the area, would not give rise to unacceptable impacts on the residential amenities of adjacent properties by reason of overlooking, overshadowing, access to daylight or visual overbearance, would provide an appropriate standard of residential accommodation for future occupants of the proposed dwellings and would not adversely affect the visual amenities of the area. Furthermore, it is considered that the proposed development makes a positive contribution to the public realm, adds to the housing stock in Bray and represents an efficient and sustainable reuse of an underutilised brownfield, serviced, zoned urban site which is consistent with the relevant provisions of the Wicklow County

Development Plan 2022–2028. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Coimisiun Pleanála on the 29th day of November 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The site layout and the two number two-bedroom, two storey dwellings permitted pursuant to this Order shall be as indicated in the plans and particulars received by An Coimisiun Pleanála on the 24th day of November 2024 (and not as indicated in the plans and particulars submitted at application stage).

Reason: In the interests of: clarity; traffic and pedestrian safety; architectural heritage protection; the visual amenities of the area, and the protection of the residential amenities of the properties adjoining the site to the northeast.

3. The design of the windows serving the kitchen areas at first floor level in the rear (northeast-facing) elevation shall be amended such that the internal sill level shall be a minimum of 1.8 metres above the first floor finished floor level. Amended cross sections, a floor plan and a rear (northeast-facing) elevation at a scale of not less than 1:100 indicating this amendment, shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: To obviate overlooking of the adjoining residential properties to the northeast.

4. (a) External materials and finishes of the development shall be as specified in the plans and particulars plans and particulars received by An Coimisiun Pleanála on the 29th day of November 2024 and shall not be altered without the prior written agreement of the Planning Authority.

(b) Prior to the commencement of development, details of all boundary treatments shall be submitted to and agreed in writing with the Planning Authority.

Reason: In the interests of clarity and visual amenity.

5. The developer shall enter into water and wastewater connection agreements with Irish Water.

Reason: In the interest of public health.

6. Proposals for a house naming/numbering scheme shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of urban legibility.

7. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

Reason: In the interest of public health.

8. Site development and building works shall be carried out between the hours of 07.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

9. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

Reason: In the interests of visual and residential amenity.

10. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.