



An
Coimisiún
Pleanála

Direction
CD-020959-25
ACP-322788-25

The submissions on this file and the Inspector's report were considered at a meeting held on 14/10/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Eamonn James Kelly

Eamonn James Kelly

Date: 14/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature, design and scale of the development proposed to be retained and proposed development, to the Wicklow County Development Plan 2022-2028, to the location of the site in the Metropolitan Key Town of Bray with an economic function as a main attractor for major investment, to Policy Objective CPO 9.26 to 'facilitate and support the film industry in the County, including the development of production facilities at appropriate locations and the use of the County for film locations, including the erection of temporary structures and services', and to the pattern of existing and permitted development in the surrounding area, it is considered that, subject to compliance with the conditions set

out below, the development proposed to be retained and proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of traffic and pedestrian safety and convenience, would constitute an appropriate form of development at this location, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 the planning authority on the 28th day of March, 2025, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority revised details indicating the following:
 - (a) The storage containers shall not be permitted on the lands identified as 'the area reserved for future road to be used as temporary storage' indicated by the blue hatch on Drawing number 25.004 dated March 2025.
 - (b) The proposed backlot area is omitted.
 - (c) A comprehensive revised landscaping scheme shall be submitted to the planning authority which shall take into account the above requirements

and shall provide a suitable buffer between the adjacent residential properties and the proposed development.

Reason: In the interest of residential amenity and traffic management.

3. The following maximum parameters shall apply to the operation of the film studios.

(a) The working day hours for actors/crew on site shall be between 0800 to 1800 Mondays to Fridays with hair and makeup on site from 0500.

(b) Filming at weekends shall only occur between 0800 to 1600, unless otherwise agreed in writing with the planning authority in advance.

(c) Night Filming is only permissible between the hours of 1800 - 2300, unless otherwise agreed in writing with the Planning Authority in advance.

Reason: In the interest of proper planning and sustainable development, residential amenity and to prevent noise pollution.

4. Details, including samples, of the materials, colours and textures of all the external finishes of the proposed film studio, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

5. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

6. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann.

Reason: In the interest of public health.

7. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: In the interest of visual amenity.

8. The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths and kerbs, shall comply with the detailed standards of the planning authority for such road works.

Reason: In the interest of amenity and of traffic and pedestrian safety.

9. Prior to opening of the proposed film studio, a Mobility Management Strategy shall be submitted to, and agreed in writing with, the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and car-pooling by staff employed in the development and to reduce and regulate the extent of staff parking. The mobility strategy shall be prepared and implemented by the management of the company for the development.

Reason: In the interest of encouraging the use of sustainable modes of transport.

10. A minimum of 10% of all car parking spaces shall be provided with functioning electrical vehicle charging stations/points and ducting shall be provided for all remaining car parking spaces to facilitate the installation of electric vehicle charging points/stations at a later date. Where proposals relating to the installation of electric vehicle ducting and charging stations/points have not been submitted with the planning application, in accordance with the above requirements, such proposals shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development, and the agreed provisions shall be carried out and completed prior to occupation of the proposed development.

Reason: In the interest of sustainable transport.

11. No advertisement or advertisement structure, other than those shown on the drawings submitted with the planning application, shall be erected or displayed on the buildings, or within the curtilage of the site, in such a manner as to be visible from outside the buildings, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

12. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Public lighting within the proposed development shall be directed and cowled such as to reduce as far as possible the light scatter to adjacent properties and the public road.

Reason: In the interest of amenity and public safety.

13. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the proposed development, including measures to prevent and mitigate the spillage or deposit of debris, soil or other material on the adjoining public road network and noise management measures.

Reason: In the interest of public safety and residential amenity.

14. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the 'Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects', published by the Department of the Environment, Heritage and Local Government in July, 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the

provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

15. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

16. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall:

- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operations (including hydrological and geotechnical investigations) relating to the proposed development,
- (b) employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works, and
- (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the planning authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Coimisiún Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

17. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other

security to secure the provision and satisfactory completion and maintenance until taken in charge of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be determined by An Coimisiún Pleanála.

Reason: To ensure the satisfactory completion of the development.

Note

The Commission is not opposed in principle to the backlot element of the proposed development. In noting the concerns of the planning authority and its Inspector, the Commission agreed that the developer has not presented information that carefully considered the urban location or the potential impacts such as noise and light arising from operational procedures on the residential or visual amenities of the area.

However, the Commission did not consider it appropriate to re-locate the backlot area by condition without an understanding of the likely impacts on, and by, the self storage aspect of the business, and in the absence of a more comprehensive consideration of the matters above in the context of the remaining available space at the site.