

An  
Coimisiún  
Pleanála

## Commission Order ABP-313314-22

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### Planning and Development Acts 2000 to 2022

### Planning Authority: Wicklow County Council

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Coimisiún Pleanála on the 13<sup>th</sup> day of April 2022 by Cosgrave Property Group care of RPS of Innishmore, Ballincollig, County Cork.

### Proposed Development comprises of the following:

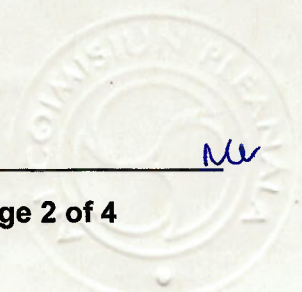
- 650 number residential units comprising 241 number houses and 409 number apartments;
- Road link (2.4 kilometres) connecting N11 to Ballyman Road (with westerly connection to Ballyman Road already in place);
- Pedestrian and bicycle route including bridge across the N11 to Dargle Road Upper;
- 15.3 hectares of District Park and Active Open Space;
- Three number pocket park areas comprising a total of 0.43 hectares;
- 733 square metres approximately crèche with capacity for approximately 138 number childcare spaces;
- Retail unit and café kiosk (108 square metres) in district park;

- Neighbourhood Centre Phase 1 comprising 1,035 square metres retail, 360 square metres café, 480 square metres community concierge (serving entire Fassaroe community);
- 414 square metres residential ancillary uses for residents of the neighbourhood centre apartments (residents lounge 256 square metres, residents' gym 90 square metres, and residents' concierge 68 square metres), demolition of an existing dwelling at Berryfield Lane;
- Undergrounding and alteration of two number 38 kilovolt overhead Electricity Supply Board lines;
- Undergrounding of 110 kilovolt overhead lines and associated works including construction of two number 110 kilovolt Line Cable Interface Mast, associated 110 kilovolt Overhead Line retirements, installation of ducting and underground cable and installation and retirement of electrical equipment and structures within the existing Electricity Supply Board Fassaroe substation;
- Site development and ground works across the lands;
- Water supply, foul and surface water drainage proposals, and
- Remediation of five number historic landfill sites in line with Certificates of Authorisation issued to Wicklow County Council by the Environmental Protection Agency in 2019,

all located at Fassaroe and Monastery, Bray, County Wicklow.

## **Decision**

**Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.**





## Reasons and Considerations

1. The proposed development is the first phase of the comprehensive development of Fassaroe (Action Area 1) in accordance with Objective R5 of the Bray Municipal District Local Area Plan 2018 and Section 4.2 of the Wicklow County Development Plan 2022-2028. The Core Strategy of the Wicklow County Development Plan 2022-2028 outlines that there is a surplus of zoned residential land in Bray and that, prior to the adoption of new Local Area Plans reflecting the targets set out in the Development Plan, the assessment of such residential proposals will strictly adhere to the compact growth, sequential development and phasing principles, as set out in the Development Plan. Having regard to the nature, scale and design of the proposed development, its current peripheral location given the distance to Bray town centre and the lack of public transport serving the area, the excess of residential zoning in the area and the availability of undeveloped residential zoned land in the built up area of Bray, and noting the uncertainty regarding the precise arrangements for delivery of bus services to serve the development as set out in the submission of the National Transport Authority, it is considered that the proposed development would not adhere to the compact growth, sequential development and phasing principles, as set out in the Development Plan, and would be contrary to the implementation of the Core Strategy in accordance with Objective CPO 4.1 of the Development Plan 2022-2028 and contrary to Objective CPO 4.5 of the Development Plan which requires, inter alia, that development should support a compact urban form and the integration of land use and transport. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

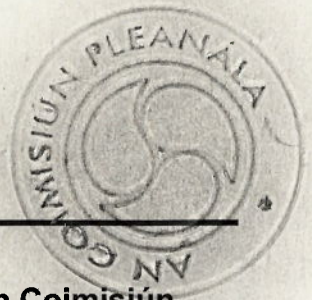
2. Having regard to the designation of Bray as a Metropolitan Town in the Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019 - 2031 and the Wicklow County Development Plan 2022-2028, and the characteristics of this location which, notwithstanding the concerns above regarding the location and uncertainties in relation to its future development, are consistent with a 'strategic and sustainable development location' as referenced in the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' issued by the Department of Housing, Local Government and Heritage in January 2024, it is considered that the development, as proposed, would constitute an insufficient and unacceptable level of density which would be contrary to Policy and Objective 3.1 of the Compact Settlements Guidelines. The proposed density would not secure compact growth, would encourage further urban sprawl, could undermine the public transport objectives for the area resulting in a car dependent development, and would not represent an efficient or sustainable use of strategically zoned land. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Mary Gurrie*

**Mary Gurrie**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



**Dated this 15 day of July**

**2025**