

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 22/188**

**Appeal** by Bryan Molloy of 12 Silchester Road, Glenageary, County Dublin against the decision made on the 4<sup>th</sup> day of October, 2022 by Wicklow County Council to grant subject to conditions a permission to Shankill Property Investment Limited care of RPS Group Limited of West Pier Business Campus, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of four light industrial/commercial buildings including their extensions, change of use from light industrial/commercial to residential use, and the construction of a total of 54 number apartment units across two number blocks comprising: Block A consisting of four storeys with setback fifth storey (five storeys overall), all over undercroft parking and providing 14 number one bed units and 17 number two bed units, with a 220 square metres communal terrace located above the fourth storey; and Block B consisting of three storeys with a setback fourth storey (four storey overall), all over undercroft parking providing nine number one bed units and 14 number two bed units. The development will also include: private open spaces in the form of balconies and terraces; 193 square metres public open space and associated play areas and landscape

works; roof mounted solar photovoltaic panels; 36 number undercroft car parking spaces and one number disabled parking space at surface; 85 number resident bicycle spaces and 28 number visitor bicycle spaces; upgraded vehicular access from Seapoint Road and all ancillary utilities, plant and bin stores, boundary treatments and associated site development works at Seapoint Road, Ravenswell, Bray, County Wicklow. Further public notices were received by the planning authority on the 8<sup>th</sup> day of September, 2022.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition(s) set out below.**

## **Reasons and Considerations**

Having regard to the provisions of the Wicklow County Development Plan 2022-2028 and the Bray Municipal District Local Area Plan 2018-2024, including the zoning objective for the site ('Town Centre'), it is considered that, subject to compliance with the conditions set out below, the proposed development would assist in delivering compact growth, regeneration, revitalisation and consolidation of an urban infill site at an appropriate scale, would provide an acceptable standard of amenity for future residents and would not seriously injure the visual or residential amenities of the area or endanger public safety by reason of traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

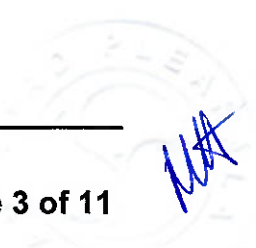
## Conditions

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 the planning authority on the 19<sup>th</sup> day of August 2022, 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.
  - (a) Details of the materials, colours and textures of all the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
  - (b) All opaque glazing and privacy screens as identified in the drawings and associated reports submitted on the 19<sup>th</sup> day of August, 2022 shall be installed prior to the occupation of any apartment unit. Removal of any of the installed obscure windows or screens or replacement of finish for a clear finish shall not take place without a prior receipt of planning permission.
  - (c) Details of a two metre high solid capped wall on the eastern and southern boundaries of the subject site (alongside Block B) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of residential and visual amenity.



3. (a) All mitigation measures outlined in the Natura Impact Statement and Outline Construction Management Plan shall be carried out as specified.
- (b) An Ecological Clerk of Works (ECoW) with suitable experience shall be appointed to ensure all mitigation shall be carried out. The Ecological Clerk of Works shall submit quarterly to the planning authority demonstrating compliance with mitigation measures and ecological considerations until such time the construction phase is complete.

**Reason:** In the interest of clarity and to mitigate potential environmental effects.

4. The construction of the development shall be managed in accordance with a Construction 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 provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

5. (a) Details of the proposed public lighting system to serve the development shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.
- (b) The applicant shall arrange for the modification of lighting levels and beam direction in accordance with any requirement of the planning authority.

**Reason:** In the interest of residential amenity and to avoid disturbance to bats.

6. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

**Reason:** In the interest of sustainable waste management.

7. (a) A Road Safety Audit (Stages 1 and 2) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development, in order to demonstrate that appropriate consideration has been giving to all relevant aspects of the development including in accordance with the road design standards of Transport Infrastructure Ireland.
- (b) The measures recommended by the Auditor shall be undertaken, unless the planning authority approves any departure in writing. A detailed drawing(s) showing all accepted proposals and a feedback report should also be submitted.

**Reason:** In the interests of public safety and residential amenity.

8. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include a plan to scale of not less than 1:500 showing –
- (a) existing trees, hedgerows, shrubs, stone walls, etc., specifying which are proposed for retention as features of the site landscaping,
  - (b) the measures to be put in place for the protection of these landscape features during the construction period,
  - (c) the species, variety, number, size and locations of all proposed trees and shrubs, which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder,
  - (d) details of boundary planting,
  - (e) details of any roadside/street planting,
  - (f) hard landscaping works, specifying surfacing materials, SuDS measures, furniture, and finished levels,
  - (g) full details of play equipment and seating within the play area,
  - (h) specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment,
  - (i) rain gardens and/or SuDS planters along the northern boundary of the site. Provision of a two metre high solid capped wall along the eastern and southern boundaries of the site (alongside Block B), and
  - (j) no stepped gabion stone baskets to be placed along the eastern or southern boundaries of the site.

The landscaping measures shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, or until the development is taken in charge by the local authority, whichever is the sooner, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interests of residential and visual amenity.

9. Prior to the opening of the development, 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 company for all units within the development.

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

10. The developer shall comply with all requirements of the planning authority in relation to roads, access and parking arrangements. This will include arrangements to enable reasonable access to properties in the vicinity of the site throughout the period of construction. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

**Reason:** In the interests of amenity and of traffic and pedestrian safety.



11. Site development and building works shall be carried out only between the hours of 0800 and 1800 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

12. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

**Reason:** To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

13. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreements with Uisce Éireann.

**Reason:** In the interest of public health.

14. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

**Reason:** In the interest of visual amenity.





15. Communal parking areas serving the residential units shall be provided with functional electric vehicle charging points, and in-curtilage car parking spaces serving residential units shall be provided with electric connections to the exterior of the houses to allow for the provision of future electric vehicle charging points.

**Reason:** In the interest of sustainable transportation.

16. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which 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 operation (including hydrological and geotechnical investigations) relating to the proposed development, and
- (b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works. The assessment shall address the nature and location of archaeological material on the site and the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works.

**Reason:** In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

17. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

**Reason:** To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

18. 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.

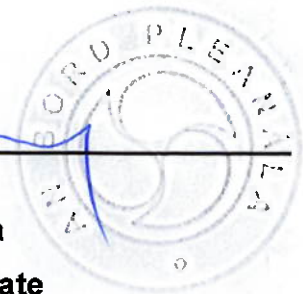
19. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local 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 referred to An Bord Pleanála for determination.

**Reason:** To ensure the satisfactory completion and maintenance of the development until taken in charge.



**Martina Hennessy**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**



Dated this 16<sup>th</sup> day of April 2024.