



An  
Bord  
Pleanála

## Board Order ABP-315977-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 22/1305**

**Appeal** by Joan Delaney of 30 Lauderdale, Vevay Road, Bray, County Wicklow against the decision made on the 8<sup>th</sup> day of February, 2023 by Wicklow County Council to grant subject to conditions a permission to Conor Murray care of Buckley Partnership Architects of 5a Quinsborough Road, Bray, County Wicklow in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Provision of a new vehicular entrance gate to the Lauderdale Estate and for the lowering of the existing boundary wall to a height of 1.8 metres, all at 2 Oldcourt, Vevay Road, Bray, County Wicklow.

### **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 conditions set out below.**

## Reasons and Considerations

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of properties in the area, would be in accordance with the RE Existing Residential zoning objective for the site, as set out in the Bray Municipal District Local Area Plan 2018-2024, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The site entrance, access driveway, dishing of kerb and roadside boundary treatment serving the proposed development shall comply with the detailed requirements of the planning authority for such works. Proposals in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

3. 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.

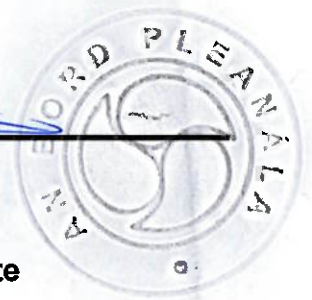
**Reason:** In the interest of public health.

4. Site development and building works shall be carried out only between the hours of 0800 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 residential amenities of property in the vicinity.

  
Liam Bergin

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



Dated this 08<sup>th</sup> day of March 2024.