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**Planning and Development Act 2000, as amended**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 25/60606**

**Appeal** by Ian and Angela Denver and by Denis O'Sullivan against the decision made on the 28<sup>th</sup> day of September, 2025 by Wicklow County Council to grant, subject to conditions, a permission to Keith and Donna Finlay in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of (a) the removal of portion of garden retaining wall and granite steps and (b) removal of rear window and opening of wall to ground level and planning permission for (a) new door to replace window to the rear; (b) construction of a single storey home office extension, with associated works, to the rear; (c) removal of cementitious render and replacement with lime render; (d) replacement of guttering, down-pipes and soil vent pipes; (e) widening of rear access to allow for permanent vehicular and pedestrian access from Stable Lane; (f) temporary removal of front boundary railing, maintenance and replacement; (g) landscaping works to the front and rear gardens including the reinstatement of granite steps; (h) installation of solar panels on south facing roofs and (i) all associated site works at 4 Florence Terrace, Florence 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

Having regard to the nature and character of the works and the subject site, to the provisions of the Wicklow County Development Plan 2022-2028, the Architectural Heritage Protection Guidelines for Planning Authorities and the submissions received, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would improve the residential amenity without any adverse impact on the character or integrity of number 4 Florence Terrace or the adjoining Protected Structures, and would not seriously detract from surrounding residential amenities. The proposed development 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, 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. For the avoidance of doubt this permission relates solely to the plans and particulars and

does not extend to additional works to the protected structure both external and internal that would require a separate permission.

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

2. Prior to the completion of development on the Protected Structure the applicant/developer shall submit, for the written agreement of the planning authority, a detailed method statement accompanied by drawings of an appropriate scale covering all works proposed to be carried out, including:
  - (a) a full specification, including details of materials and methods, to ensure the development is carried out in accordance with current Conservation Guidelines issued by the Department of Arts, Heritage and the Gaeltacht,
  - (b) a methodology for the recording and/or retention of concealed features or fabric exposed during the works,
  - (c) details of features to be temporarily removed/relocated during construction works and their final re-instatement including the granite steps removed to the rear of the property,
  - (d) materials/features of architectural interest to be salvaged and reused,
  - (e) details of the replacement of cementitious render with alternative lime render,
  - (f) details of the proposed rainwater goods to be repaired and reused or replaced, the replacement of which shall match the original in terms of design and materials,
  - (g) details of replacement windows/doors which shall be modelled on surviving windows and shall match them in profiles and materials, and
  - (h) detailed plans and sections of the terrace at the front façade of the building to include the proposed boundary treatment to number 5 Florence Terrace.

**Reason:** In the interest of the protection of architectural heritage in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities.

3. (a) All works to the Protected Structure shall be carried out in accordance with best practice and under the supervision of a qualified professional with specialised conservation expertise (Royal Institute of Architects Ireland Grade 3).
- (b) Within three months of the completion of works, the developer shall submit a report to the planning authority, to demonstrate that all works have been carried out in accordance with Table 6.1 and Section 7 of the Architectural Heritage Impact Assessment submitted to the planning authority on the 7<sup>th</sup> day of August, 2025.

**Reason:** To secure the preservation of the protected structure and to ensure that the works are carried out in accordance with conservation practice.

4. The proposed solar panels shown on the front element of the double pitched roof of the dwelling in drawing number 193.PL.0002 REV01 'Site Plan and existing plans and elevations' shall be omitted. Solar panels may be erected on the inner southern facing slope of the double pitched roof or on the roof of the rear return of the property.

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

5. Works to renovate the historic ironwork front railings of number 4 Florence Terrace shall retain and not replace as much of the original material as possible in line with Section 12.4.6 of the Architectural Heritage Protection Guidelines for Planning Authorities.

**Reason:** To protect the historic fabric of the Protected Structure.

6. The existing dwelling and proposed rear extension shall be jointly occupied as a single housing unit and shall not be sold, let or otherwise transferred or conveyed save as part of the dwelling.

**Reason:** To restrict the use of this extension in the interest of residential amenity.

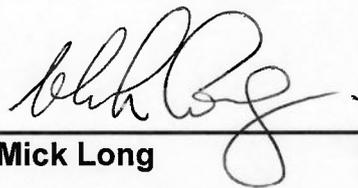
7. Site development and building works shall be carried out between the hours of 0800 and 1800 Mondays to Fridays inclusive, between 0800 and 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written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

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

8. The construction and completion of the 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 development, including:
  - (a) location of the site and materials compounds including areas identified for the storage of construction refuse,
  - (b) location of areas for construction site offices and staff facilities,
  - (c) details of site security fencing and hoardings,
  - (d) details of on-site car parking facilities for site workers during the course of construction,
  - (e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site,
  - (f) measures to obviate queuing of construction traffic on the adjoining road network,

- (g) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network,
- (h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works,
- (i) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels,
- (j) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater,
- (k) off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil,
- (l) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains, and
- (m) a record of daily checks that the works are being undertaken in accordance with the Construction Environmental Management Plan shall be available for inspection by the planning authority.

**Reason:** In the interests of amenities, public health and safety and environmental protection.



**Mick Long**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this *9<sup>th</sup>* day of *March* 2026