



An
Coimisiún
Pleanála

**Commission Order
PL-500684-WW**

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 25/60921

Appeal by John Ward against the decision made on the 7th day of January, 2026 by Wicklow County Council to grant subject to conditions a permission to Deirdre Ryan and Stephen Erskine in accordance with plans and particulars lodged with the said Council.

Proposed Development: Removal of substandard rear extension at ground and first floor level, and replacement with new rear extension at ground and first floor level, new window to side elevation, new vehicular entrance to front of site and relocation of existing access gate to rear lane, all at Dunville, Upper Dargle 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 provisions of the Wicklow County Development Plan 2022-2028, the scale, form, and design of the proposed development, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for an acceptable form of development, would not seriously injure the residential amenities of the area, 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 gate to the proposed new pedestrian entrance shall be of solid material only and shall only open into the subject site and not onto the existing laneway to the rear of the subject site.

Reason: In the interest of pedestrian and traffic safety.

3. The external finishes of the proposed development shall be as shown on the submitted plans in respect of materials and colour, unless otherwise agreed in writing with the planning authority prior to commencement of development.

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

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.

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.

Patricia Calleary

Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *02* day of *June* 2026