



An
Bord
Pleanála

Inspector's Report ABP-321706-25

Development	Section 254 licence for hoarding.
Location	Riverside Works, Mill Lane, Bray, County Wicklow.
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	24450
Applicant(s)	Dungrey Limited
Planning Authority Decision	Grant Licence
Type of Appeal	Third Party
Appellant(s)	Bray Maltings Owners Management Company
Observer(s)	None.
Date of Site Inspection	23 rd March 2025
Inspector	Matthew O'Connor

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1.0 Site Location and Description

1.1. The subject site is located at Riverside Works, Mill Lane in the settlement of Bray, Co. Wicklow. The site comprises part of a former grain store/malting complex which is currently idle. The appeal site is bounded to the north and west by 'The Maltings' an established residential scheme of primarily two-storey semi-detached and terraced dwellings. The site also adjoins 'The Mill' along the northern boundary which comprises a three-storey mixed-use converted stone building. This building is known as The Maltings is listed as a Protected Structure (RPS Ref. B56). The character of the immediate locality is now residential with surrounding town centre uses given the close proximity to Bray's urban centre.

2.0 Proposed Development

2.1. The proposed development comprises the erection of 2.4 metre high hoarding to replace existing damaged/falling timber hoarding on the eastern boundary of the site and new hoarding on the western boundary to secure an existing gate and open boundary. The hoarding will be PVC will include advertising for a proposed new residential development. The new hoarding will be secured with concrete footings on anti-slide mats.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. Grant licence for the subject development, subject to 4 no. conditions. The are summarised as follows:

- Condition 1: One-year time limit for hoarding.
- Condition 2: Wicklow County Council to be indemnified against any liability.
- Condition 3: Any green areas/verges disturbed from works shall be reinstated.
- Conditions 4: Securing of hoarding and traffic safety provisions.

3.2. Planning Authority Reports

3.2.1. Planning Report

- The Planner's Report had regard to the submitted documentation, specification of the hoarding and locational context of the site. It was noted that there is no record of any recent planning permission on the site and that the hoarding is proposed

for a 1-year period. According to the report, it is understood that the hoarding would not be located within the public road/footpath. The Planning Authority indicate that there is no objection to the hoarding.

3.2.2. Other Technical Reports

- Bray M.D Engineer: No response received.

3.3. Prescribed Bodies

- None on file.

4.0 Planning History

- None available.

5.0 Legislative Context

5.1. Planning and Development Act 2000 (as amended)

Section 2 (1) provides interpretation and states:

“public road” has the same meaning as in the Roads Act, 1993;

“structure” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

(a) where the context so admits, includes the land on, in or under which the structure is situate...

Section 254

(1) Subject to subsection (2), a person shall not erect, construct, place or maintain—

(c) a hoarding, fence or scaffold,

on, under, over or along a public road save in accordance with a licence granted by a planning authority under this section.

(2) This section shall not apply to the following—

(a) an appliance, apparatus or structure which is authorised in accordance with a planning permission granted under Part III;

(b) a temporary hoarding, fence or scaffold erected in accordance with a condition of planning permission granted under Part III;

(c) the erection, construction, placing or maintenance under a public road of a cable, wire or pipeline by a statutory undertaker.

(3) A person applying for a licence under this section shall furnish to the planning authority such plans and other information concerning the position, design and capacity of the appliance, apparatus or structure as the authority may require.

(4) A licence may be granted under this section by the planning authority for such period and upon such conditions as the authority may specify, including conditions in relation to location and design, and where in the opinion of the planning authority by reason of the increase or alteration of traffic on the road or of the widening of the road or of any improvement of or relating to the road, the appliance, apparatus or structure causes an obstruction or becomes dangerous, the authority may by notice in writing withdraw the licence and require the licensee to remove the appliance, apparatus or structure at his or her own expense.

(5) In considering an application for a licence under this section a planning authority, or the Board on appeal, shall have regard to—

(a) the proper planning and sustainable development of the area,

(b) any relevant provisions of the development plan, or a local area plan,

(c) the number and location of existing appliances, apparatuses or structures on, under, over or along the public road, and

(d) the convenience and safety of road users including pedestrians.

(6) (a) Any person may, in relation to the granting, refusing, withdrawing or continuing of a licence under this section or to the conditions specified by the planning authority for such a licence, appeal to the Board.

(6) (b) Where an appeal under this section is allowed, the Board shall give such directions with respect to the withdrawing, granting or altering of a licence under this section as may be appropriate, and the planning authority shall comply therewith.

(7) Development carried out in accordance with a licence under this section shall be exempted development for the purposes of this Act.

(8) A person shall not be entitled solely by reason of a licence under this section to erect, construct, place or maintain on, under, over or along a public road any appliance, apparatus or structure.

5.2. Roads Act, 1993

Section 2(1) provides interpretation and states:

“public road” means a road over which a public right of way exists and the responsibility for the maintenance of which lies on a road authority;

“road” includes—

(a) any street, lane, footpath, square, court, alley or passage,

(b) any bridge, viaduct, underpass, subway, tunnel, overpass, overbridge, flyover, carriageway (whether single or multiple and whether or not designated for a particular class of vehicle), pavement or footway,

(c) any weighbridge or other facility for the weighing or inspection of vehicles, toll plaza or other facility for the collection of tolls, service area, emergency telephone, first aid post, culvert, arch, gully, railing, fence, wall, barrier, guardrail, margin, verge, kerb, lay-by, hard shoulder, island, pedestrian refuge, median, central reserve, channelliser, roundabout, gantry, pole, ramp, bollard, pipe, wire, cable, sign, signal or lighting forming part of the road, and

(d) any other structure or thing forming part of the road —

(i) used, or the use of which is reasonably required, for the safety, convenience or amenity of road users or for the construction, maintenance, operation or management of the road or for the protection of the environment, or

(ii) prescribed by the Minister;

"structure" has the meaning assigned to it by the Act of 2000;

6.0 Policy Context

6.1. Development Plan

6.1.1. The Wicklow County Development Plan 2022-2028 is the relevant Development Plan for the appeal site.

6.2. Bray Municipal District Local Area Plan 2018 – 2024

6.2.1. It shall be noted that the Bray Municipal District Local Area Plan 2018 – 2024 (LAP) is no longer in force having expired in 2024. For context, I note that the subject site is located on lands that were zoned 'TC – Town Centre' with an objective 'to provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation'. I also note that the area of the proposed hoarding abuts/adjoins lands that were zoned 'RE- Existing Residential' with an objective 'to protect, provide and improve residential amenities of existing residential areas'.

6.3. Natural Heritage Designations

6.3.1. The appeal site is not located on or within any designated Natura 2000 sites, with the nearest designated site being the Bray Head Special Area of Conservation (Site Code: 000714) which is located approximately 1.7km to the southeast of the site. This site is also a proposed Natural Heritage Area (pNHA). Other designated Nature 2000 sites include the Ballyman Glen Special Area of Conservation (Site Code: 000713) which is 2.09km to the west; the Knocksink Wood Special Area of Conservation (Site Code: 000725) which is approximately 4.13km to west and the Rockabill to Dalkey Island Special Area of Conservation (Site Code: 003000) which is located approximately 4.93km offshore to the northeast.

6.4. EIA Screening

6.4.1. Having regard to the nature and scale of the development, which is for hoarding within an urban area, it is not considered that the works fall within the classes listed in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended), and as such preliminary examination or an Environmental Impact Assessment is not required. See Form 1 attached to this report.

7.0 The Appeal

7.1. Grounds of Appeal

7.1.1. The Third Party appeal has been received under Section 254(6)(a) of the Planning and Development Act 2000 (as amended) with respect to Wicklow County Council's

decision to grant a licence for hoarding. The grounds of appeal are summarised as follows:

Section 254 does not apply

- The application site is surrounded on all sides by private land, specifically the western, eastern and northern side by land owned by the Bray Maltings Owners Management Company.
- The nearest road is the private internal access road serving 'The Maltings' is within the ownership of the Bray Maltings Owners Management Company.
- It is understood that the private access road is not maintained by a Road Authority and is therefore not a public road within the meaning of Section 254 of the Planning and Development Act 2000.
- Under Section 254(7) of the Planning and Development Act 2000, where development is carried out in accordance with a licence under Section 254, that development is considered to be exempted development for the purposes of that Act. As Section 254 does not apply to the subject site and the applicant cannot avail of the category of exempted development available under that section, the applicant can seek full permission for proposal.
- It is requested that An Bord Pleanála refuse to grant a licence as the subject development does not relate to the erection, construction, placing or maintaining of a hoarding or fence on, under over or along a public road.

Negative Impact of Proposal on Existing Residential Amenity

- Bray Maltings Owners Management Company is a managed estate built in 1993 which comprises houses and apartments in 'The Mill' building.
- The existing fence between the application site and The Maltings was erected when the estate was constructed.
- The site boundaries were legally agreed at the time of construction.
- The existing fence at the eastern end of the application site is a party structure, owned by Bray Maltings Owners Management Company. The applicant did not consult/seek permission for the proposed works and the Bray Maltings Owners Management Company do not consent to the proposal.

- The existing party structure at the eastern section of the site has been in place for a long time. Careful landscaping and maintenance by Bray Management owners company has resulted in an improvement in this part of the site.
- Objective 17.23 of the Wicklow County Development Plan seeks the retention, (wherever possible), of hedgerows and other distinctive boundary treatments.
- The damage/loss of the boundary planting and negative visual impacts and loss of residential amenity for the residents of The Maltings has not been considered.
- The application does not propose measures to protect or replace existing planting, therefore if approved, the existing landscaped boundary would be replaced with a large plastic advertising structure.
- The design of the hoarding is unsympathetic to the character of the 'The Maltings' and the likely loss of the existing boundary planting from the works is likely to result in the loss of visual amenity and residential amenity.
- The development in contrary to the Wicklow Development Plan 2022-2028 in terms of the land use zoning for the protection of existing residential amenity.

7.2. Applicant Response

7.2.1. A response has been received on behalf of the applicant which is summarised as follows:

- The application was the most appropriate method to address the priority of maintaining the integrity of security of the site and is made in the best interests of protecting any neighbouring and adjoining buildings.
- The existing timber hoarding is unsafe and part of it was blown off in a storm in 2024 and the rear of the site is currently unsecure and experiences unauthorised access and anti-social behaviour.
- The applicant was advised by Wicklow County Council that s.254 Licence Application was the appropriate instrument for the placement of new hoarding.
- The L19545 is the main road through 'The Maltings development neighbouring the appeals site and is under management of Wicklow Council County as confirmed by a letter.
- The road is not under the private management of the appellant and ownership of land does not affect the classification of the road as being public.

- All areas for the proposed hoarding are visible from the public road and are accessible without restriction via the L19545 or roads which are partially in public and private ownership.
- The application specified that the period for which the licence was sought was 1-year (from 05/11/2024 to 04/11/2025) and the application fee of €1,250 confirms this 1-year period.
- The Planning Authority's suggestion for a longer-term property boundary is noted however this request pertains temporary hoarding to maintain site security while a planning application is finalised.
- Two areas along the applicant's boundary line are immediately adjacent to the appellant's lands.
- The area to the north is composed of a triangular shaped area of hardscaping and accessed by the spine road L19545. This area is 21 metres in length and ranges between 9 metres from the public road at its widest point to its nearest point at the roadside kerb.
- The area to the west of Riverside Works proposes new hoarding approximately 9 metres in length boarding a car park area for 'The Mill'. In addition, approximately 12 metres of hoarding is proposed within the applicant's lands. The boundary line is approximately 11 metres from the public road and the proposed hoarding is visible from the public road.
- There is established Rights of Way to access the applicant's property and there are no restriction for members of the public to traverse over this area.
- There is no permanent boundary, as claimed by appellant, and the temporary wooden hoarding has been in place since 1994.
- The applicant is in the process of preparing A planning application for future development of Riverside Works is in the process of being prepared and will include a proposal for permanent boundary and landscaping treatments.

7.3. Planning Authority Response

7.3.1. A response has been received from the Planning Authority who make the following comments:

- Section 254 of the Planning & Development Act 2000 (as amended) applies to certain specified development only on a Public Road.

- Ownership of land does not impact on the status of a road in terms of whether it is a public road or not.
- The proposed hoarding is located along the public road (L19545).
- The definition of a 'public road' and 'road' as defined in the Roads Act, 1993 is set out.
- The proposed hoarding would form a boundary to the public road by way of a fence, which can, as per the above definition of a road, form part of the public road.
- It could be argued that the proposed hoarding, which is to replace an existing roadside boundary, is part of the public road. However, it could be equally argued that the existing boundary is an existing private property that forms a boundary to the public road.
- While the applicant did not specify a period for which the licence was sought, it was granted for 1-year only. The applicant may not have sought to have the hoarding for such a limited period.
- For the avoidance of doubt, it may be more appropriate for the applicant to seek planning permission under Section 34 of the Planning and Development Act 2000 (as amended) for a more long-term property boundary.

7.4. Observations

- None.

8.0 Assessment

Having examined the licence application details, the Third Party appeal and all other documentation on file, including the submissions received in relation to the appeal, the reports of the planning authority and having inspected the site, having regard to relevant local, regional and national policies and guidance, and having regard to the provisions of Section 254(5) of the Planning and Development Act 2000, as amended, I consider that the substantive issues in this appeal to be considered are as follows:

- Legislative Context
- Principle of Development

- Visual & Residential Amenity
- Traffic Safety
- Ownership & Right of Way

8.1. Legislative Context

8.1.1. The proposed development has been submitted under section 254(1) of the Planning & Development Act 2000 (as amended) which relates to licensing of appliances and cables etc., on public roads. The Board shall note that licences under Section 254(1) of the Planning and Development Act 2000 (as amended) relate to, “a hoarding, fence or scaffold” which is located “on, under, over or along a public road” (my emphasis added). According to the interpretation of the Planning & Development Act 2000 (as amended), a “public road” has the same meaning as in the Roads Act, 1993. Under this legislation, a “public road” means a road over which a public right of way exists and the responsibility for the maintenance of which lies on a road authority.

8.1.2. The subject development essentially consists of the erection of hoarding in two main areas. The first area is located on the eastern and northern extent of the appeal site adjacent to the access road with the ‘The Maltings’. The proposed works in this area include the replacement of existing wooden hoarding which is damaged/falling down. The second area relates to the western boundary of the appeal site which is adjacent to ‘The Mill’ building and framed by a low-level metal railing. I note that part of this boundary is not delineated/demarcated.

8.1.3. The Third Party contends that the appeal site is surrounded by private land outside of the applicant’s ownership along with the private internal access road serving neighbouring ‘The Maltings’. Additionally, it is the understanding of the Third Party that this private access road is not maintained by a Road Authority and is therefore not a public road within the meaning of Section 254 of the Planning and Development Act 2000. In this regard, I note that no information has been submitted from the Third Party to support that the internal road serving ‘The Maltings’ is not maintained by a roads authority.

8.1.4. The response of the applicant contains a letter from Wicklow County Council dated 2nd January 2025 which states that Mill Lane and Spine Road at the Maltings (i.e. the internal access road) are in the charge of Wicklow County Council whilst the adjacent

parking areas/internal manoeuvring areas and ancillary spaces within 'The Maltings' are not in the charge of Wicklow County Council. On the basis of this submitted information, I am satisfied that the area pertaining only the spine road, as indicated on the appeal file, is a public road within the meaning of the relevant legislation.

8.1.5. In considering the overall proposed development against the provisions of Section 254 of the Planning & Development Act 2000 (as amended), I consider that the section hoarding totalling some 23 metres to be replaced beside the spine road of 'The Maltings' can be considered as being along the public road as per the relevant interpretation and could therefore benefit from a licence. The adjoining section of hoarding to be replaced is approximately 22 metres in length and situated along a triangular shaped area of gravelled hardscaping. This area is set back from the edge of the spine road (i.e. the public road). I also note that this triangular hardscaped area is clearly demarcated as an area that is not in the charge of Wicklow County Council. Therefore, I do not consider that this particular section of hoarding to be replaced can be considered as being situated along a public road and therefore does not accord with Section 254 of the Planning & Development Act 2000 (as amended). Furthermore, the proposed erection of new hoarding in the western extent of the site area is set back from the car park area associated with the 'The Mill' building. I have considered the particulars submitted with the applicant's response which demonstrates that this car parking area is not in charge of Wicklow County Council. As such, I am of the view that the proposed hoarding in this area of the appeal site cannot be considered as being on, under, over or along a public road. I do not accept the contention of the applicant that this area can be considered for a licence on account of this area being visible from the public road or that is unrestricted access to this area across the car park from the public road.

8.1.6. Having regard to the above, I am of the view that only a limited part of the proposed development complies with the requirements of Section 254(1) of the Planning and Development Act 2000 (as amended). I consider that a considerable portion of the proposal is not located "along" a public road and therefore cannot be considered for a licence under this section of the legislation. Permission for the licence should therefore be refused.

8.2. Principle of Development

- 8.2.1. In consideration of a licence under Section 254(5) of the Planning & Development Act 2000 (as amended), the Board is required to have regard to any relevant provisions of the development plan, or a local area plan. As previously outlined, the Bray Municipal District Local Area Plan 2018 – 2024 expired in 2024 and therefore is no longer in force. The appeal site was indicated as lands zoned ‘TC – Town Centre’ with an objective ‘to provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for ‘Living Over the Shop’ residential accommodation, or other ancillary residential accommodation’. The location of the hoarding also abuts/fronts onto lands that were zoned ‘RE- Existing Residential’ with an objective ‘to protect, provide and improve residential amenities of existing residential areas’.
- 8.2.2. The nature of the proposed hoarding is for a temporary period to protect and secure the appeal site. In my view, I do not consider that this type of development is applicable to a particular land use or directly relatable to any policy provision contained within the Wicklow County Development Plan 2022-2028 nor do I consider that hoarding, in principle, threatens any policies, objectives or uses.
- 8.2.3. Having visited the site, I consider that the existing hoarding adjacent to the spine road serving ‘The Maltings’ is in a poor condition and in some areas has been consumed by vegetation and is evidently dilapidated given its 30-year standing. I also note that the western boundary of the appeal site where hoarding is proposed is partly undefined or contains a low level metal railing. From my observations, I acknowledge that this area is not secure and is therefore presently accessible for persons to enter the site.
- 8.2.4. Having regard to the above, I consider that adequate justification has been demonstrated for the proposal and it is my view that the proposed development is acceptable in principle as it would not impact on the provisions of any development plans.

8.3. Visual and Residential Amenity

- 8.3.1. The Third Party claims the proposed development would have a negative impact on the residential amenity of ‘The Maltings’ which neighbours the appeal site due to damage/loss of the boundary planting and the unsympathetic design of the proposed

hoarding. I also note the Third Party's reference to Objective CPO 17.23 of the Development Plan regarding 'Woodlands, Trees and Hedgerows' which seeks the retention, (wherever possible), of hedgerows and other distinctive boundary treatments.

- 8.3.2. Having inspected the site and immediate surrounds, I note the section of hoarding along the spine road serving 'The Maltings' is currently consumed by vegetation, so much so that the majority of the existing wooden hoarding is not readily visible from the internal road. I do not consider this vegetation to be of any particular value or quality as it relates to ivy/creeper type plants and mixed overgrowth from the idle lands of the appeal site. I consider that 'The Maltings' is a well-maintained housing development with green spaces, planted trees and shrubbery which creates an attractive setting. There is also low-level box type hedging along the kerb line of the spine road adjacent to the existing hoarding within this housing development.
- 8.3.3. I acknowledge the removal and replacement of the existing timber hoarding along the eastern/northern site boundary with new PVC hoarding would result in the permanent loss of the existing vegetation attached to the hoarding and would change the setting of the entry to 'The Maltings'. Notwithstanding, I consider that this vegetation only exists due to the longstanding nature of the hoarding which has allowed these plants to establish themselves. Furthermore, I am of the view that Objective CPO 17.23 of the Development Plan, as referred to by the Third Party, is not applicable as I do not consider that this vegetation relates to a hedgerow or indeed a distinctive boundary treatment.
- 8.3.4. I have reviewed the submitted drawings and specifications of the proposed hoarding and note the conventional style/design for such works which is for a limited 1-year time period. On this basis, I consider that the proposed development would not seriously detract from or diminish the visual or residential amenities in the vicinity. Moreover, I consider the existing verge planting along this section of 'The Maltings' would be retained which would soften the loss of the existing tall ivy/creeper screening which currently exists on the hoarding. In the interests of clarity, I have no concerns on residential amenity impacts to the west of the appeal site where new hoarding is proposed as this area is not within any particular views/settings of 'The Maltings' or 'The Mill' development and adjoins a car parking area.

8.3.5. Further to the above, in consideration for a licence under Section 254(5) of the Planning & Development Act 2000 (as amended), the Board is required to have regard to the number and location of existing appliances, apparatuses, or structures on, under, over or along the public road. I have inspected the immediate environs of the subject site and I did not observe any other existing appliances, apparatuses, or structures on, under, over or along the public road in the area. Therefore, I am satisfied that there are no issues in terms of proliferation of such items or Impacts concerning excessive visual clutter from other structures.

8.4. Traffic Safety

8.4.1. In consideration for a licence under Section 254(5) of the Planning & Development Act 2000 (as amended), the Board is required to have regard to the convenience and safety of road users including pedestrians. The proposed hoarding, with the exception of a section approximately 23 metres in length running adjacent to the spine road of 'The Maltings', is set back away from any road or footpath. I am satisfied the proposed hoarding is out of conflict motorists and pedestrians. I note the hoarding to be replaced adjacent to the entrance with 'The Maltings' is set back from the access/exit point and so will not impede sightlines. I do note that existing vegetation in 'The Maltings' has grown out from hoarding near the main entrance to 'The Maltings' which has potential to obscure sightlines along the spine road. However, I am of the view that the setting of this hedging is beyond the scope of this licence application. In conclusion, I consider that the proposed development would not have an adverse impact on the convenience and safety of road users and will not interfere with or impact the convenience or safety of pedestrians.

8.5. Ownership and Right of Way

8.5.1. Both the grounds of appeal and applicant's response refer to land ownership, party boundaries, right of way and various consents with respect to the proposal. I note that issues to do with title or Rights of Way are not matters which can be adjudicated by the Board. To this end, I refer to Section 5.13 of the Development Management Guidelines for Planning Authorities (2007) which states that the planning system is not designed as a mechanism for resolving disputes about title to land or premises or rights over land; these are ultimately matters for resolution in the Courts. I also refer to Section 254(8) of the Planning and Development Act 2000 (as amended) which

states that ‘a person shall not be entitled solely by reason of a licence under this section to erect, construct, place or maintain on, under, over or along a public road any appliance, apparatus or structure’. Taking the above into consideration, I am of the view that the Board has no role in this matter in so far as it relates to the title over land and I consider that it is beyond the scope of this licence application. It is a civil matter between the respective affected parties.

9.0 Appropriate Assessment (Screening)

- 9.1. Having regard to the nature and scale of the subject development, the location of the site within an adequately serviced urban area, the physical separation distances to designated European Sites, and the absence of an ecological and/or a hydrological connection, the potential of likely significant effects on European Sites arising from the proposed development, alone or in combination effects, can be reasonably excluded.

10.0 Recommendation

- 10.1. I recommend that the Board direct the Planning Authority to REFUSE the licence subject to the following reasons and considerations set out below.

11.0 Reasons and Considerations

Having regard to the provisions of Section 254 of the Planning and Development Act, 2000 (as amended) and based on the submitted documentation, it is considered that the proposal for the erection of hoarding would not comply as the development would not be located on, under, over or along a public road. Therefore, the proposed development would not be in accordance with the proper planning and sustainable development of the area.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Matthew O Connor
Planning Inspector

24th April 2025

Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP-321706-25		
Proposed Development Summary	Section 254 licence for hoarding		
Development Address	Riverside Works, Mill Lane, Bray, County Wicklow		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes			Proceed to Q3.
No	X		No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			EIA Mandatory EIAR required
No			Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes			Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?		
No	X	Pre-screening determination conclusion remains as above (Q1 to Q4)
Yes		Screening Determination required

Inspector: _____ Date: _____