



An
Coimisiún
Pleanála

Oral Hearing Agenda and Order of Proceedings ABP-313442-22

Date	Thursday 18th September 2025 and Friday 19 th September 2025 (if necessary)
Start Time	10am
Location	Video Conference Call

The purpose of this limited agenda oral hearing is to provide an opportunity for all participants, who wish to do so, to make further submissions beyond their written submissions, and to allow the inspector to seek clarification on any relevant issues arising and submissions made. Participants will also have the opportunity to ask questions or seek clarification on submissions made at the hearing.

The following should be noted:

- There is no obligation on any participant to make a submission to the limited agenda oral hearing or to ask questions of the other participants. All written submissions already received will be considered by the inspector and the Board. For this reason, submissions previously made in writing should not be reiterated at the oral hearing.
- If you intend to provide written copies of your presentations these can only be accepted if there are copies available for all the participants at the hearing. Two copies of any written documentation should also be submitted for the Board file.
- The agenda and order of appearance for the oral hearing is set out below, along with a timetable. Participants should please note that this timetable is indicative only and may vary during the course of the oral hearing.
- On completion of the limited agenda oral hearing, the inspector will prepare a report and recommendation on the case for the Board. The decision to grant or refuse permission will be made by the Board.

Agenda

In its submission to the limited agenda oral hearing the applicant is requested to only address the following specific issues:

1. Clarity as to the current zoning status of the subject site.
2. The relevant provisions of the Wicklow County Development Plan 2023-2029, with particular regards to the 'Core Strategy' and Table A which indicates a Housing Target for 2016-2031 (less completed units 2017-2020) of 4897 units for Bray and a development capacity of 2,000 units on existing zoned land within built up areas.
3. The Zoning Principles of the Wicklow County Development Plan 2023-2029, in particular the compact growth, sequential development and phasing principles in relation to the assessment of applications for mixed use developments of which housing forms a significant component, prior to the adoption of new local area plans.
4. The relevant provisions of the National Planning Framework, First Revision April 2025, with particular regard to National Policy Objective 11 which states, *'Planned growth at a settlement level shall be determined at development plan-making stage and addressed within the objectives of the plan. The consideration of individual development proposals on zoned and serviced development land subject of consenting processes under the Planning and Development Act shall have regard to a broader set of considerations beyond the targets including, in particular, the receiving capacity of the environment.'*

Order of Proceedings

Thursday 18 th September 2025	
Time	Topic
10.00	<ul style="list-style-type: none">• Opening of the limited agenda oral hearing
	<ul style="list-style-type: none">• Applicant<ul style="list-style-type: none">○ Summary of the proposed development (ten minutes max.)○ Response to the issues raised on the limited agenda

11.15-11.30	Break
11.30	• Planning Authority – Points to raise on limited agenda matters
	• Observers – Points to raise on limited agenda matters
13.00-14.00	Break
14.00	• Questioning between the parties
	• Closing comments in the following order: <ul style="list-style-type: none"> ○ Observers ○ Planning Authority ○ Applicant
	• Closing of the limited agenda oral hearing

Please note that this limited agenda oral hearing will be extended to Friday 19th September 2025 if necessary.

Parties to the application are reminded that the hearing is designed to allow further necessary elaboration, discussion, and examination of relevant issues pertaining to the matters outlined in the limited agenda and discussion on any other issues outside of the agenda will not be permitted. Submissions should be concise, dealing **only** with the relevant matters as outlined above. Where maps/diagrams/images are referenced in submissions, these should be available for display and should be of a scale that ensures they are legible to all at the Hearing.

Following the completion of a submission by a given party on the particular matters as outlined in the agenda, the Inspector may facilitate relevant questions and cross-questioning.

The Inspector may at his discretion lead a discussion on other matters directly related to agenda matters, such as appropriateness of conditions to deal with matters arising, should the Board be minded to grant planning permission for the proposed development.

The Inspector may at his discretion invite closing statements. If required, they will be invited in the following order. The parties shall note that no legal arguments, new

material, or issues other than those pertaining to the limited agenda may be produced or referred to at this point and should be confined to 5 minutes.

1. Observers

2. Planning Authority

3. Applicant

NOTE: Participants are requested to make available sufficient copies of any written documentation submitted at the hearing to each party (minimum 2 copies to each party and 3 copies to the).

Please also note that a digital recording will be made of the evidence given at the hearing.

Colin McBride

Inspectorate

01st August 2025