Rory P.Benville

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AN COIMISIÚN PLEANÁLA
LDG- EE-PAY-005267
ACP-
16 NOV 2026
Fee: € 220 Type: Chq
Time: 9:15 By: Reg post

12th November 2026

An Coimisiun Pleanala,

64 Marlborough Street,

DUBLIN 1.

PPR No: 26/60484

Proposed development at Vevay Road, Church Road and Churchlands Road, Bray,

Co.Wicklow

Dear Sirs,

I wish to appeal the decision to grant planning permission for the above development on the following grounds:

A. I repeat the points made in my submission dated 1st July 2026

B. I agree with the points raised by WCC when seeking further information by letter dated the 16th July 2026. It is not clear to me that these points were addressed in the further information received. I will comment on this aspect later.

C. The aspirations set out in the County Development Plan have been overlooked almost in their entirety. In this regard, RPO.39 makes reference to 'enhanced public realm' and RPO4.41 to 'walkable communities'. This site is adjacent to the town centre, to public transport and to shopping and yet the PP allows for substantial car parking , for no enhancement of the public realm or even for the creation of any connectivity with existing cycle ways.

D. The County Plan also aspires to protect the heritage and at paragraph 8.18 for retention and conservation. WCC accedes to the developers plan to interfere with a protected structure and to the removal of most of the mature trees which in my opinion enhance the structure and gives it a very attractive aspect. I think that without the tree cover the wall would be a much reduced feature.

E. The Planning and Development Act 2000 (as amended) requires the CDP to have regard to 'preservation of views and prospects and to the amenities of places and features of natural beauty or interest'. The proposed PP will remove such a view, prospect and amenity from Bray. I attach two photographs taken today to help illustrate my point. Photo 1 is from the Christchurch side and photo 2 looking back from the corner of Vevay Road. Needless to say one of the most important prospects is the spire of Christchurch which is an outstanding town landmark and the mature trees which 'crown' the site. The spire is particularly prominent on the approach from the Greystones side and also on the Killarney Road side as one approaches the town centre. There is no regard to this prospect either by the applicant or WCC.

F. The 2000 Act imposes a statutory obligation at Section 15 (to which WCC is committed)to secure the objectives of the CDP 2022-2028. In my opinion the PP as granted fails this objective in several material respects as detailed above and at G below.

G. The PP also appears to breech the Green Infrastructure and development objectives as set out in the CDP at 18.3.

I want to briefly refer to the ' further information ' procedure as applied by WCC as follows:

1. There appears to be no planning report on file.

2. Likewise there is no planners report on file assessing the additional documents delivered by the applicant in response to the request for further information.

How can an informed decision be made without such a report? Please see paragraph 4 below.

3. The FI letter resulted in approximately 57 documents being supplied by the applicant of which 13 are recorded as ' Landscape Plans' , 17 are ' Other Assessments' and 8 are 'Site Layout Plans'. This is opaque at best especially as there appears to be no planners report. The recording of the received documents in such a fashion should not be acceptable.

4. The Planning Act 2000 (as amended) at Section 38 (c) requires the planning authority to make available , inter alia, a copy of any report prepared by or for the authority in relation to the planning application. By extension it would seem that all such documents such have been scanned to the electronic file. I would like confirmation in this regard.

I attach the two photos referred to above, the acknowledgment of my original submission and a cheque for €220

Yours faithfully,

Rory Benville

AN COIMISIÚN PLEANÁLA

16 NOV 2026

LTR DATED _____ FROM Appeal

LDG-_____

ACP-PL-502478-WW-26

(1)

12.11.2026



(2)

12.11.2026



Rialtas Áitiúil Éireann
Local Government Ireland

Submission No.: 150000048421

Date of Issue:
02/07/2026 09:33am

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN COIMISIÚN PLEANALA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN COIMISIÚN PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

AN COIMISIÚN PLEANÁLA
16 NOV 2026
LTR DATED _____ FROM Appeal
LDG-_____
ACP-PL-326178-WW-26

Wicklow County Council

PLANNING APPLICATION REFERENCE No: 2660484

A submission/observation in writing, has been received from Rory Benville on 01/07/2026 in relation to the above planning application.

The appropriate fee of €20 has been paid. (Fee not applicable to prescribed bodies)

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 and will be taken into account by the planning authority in its determination of the planning application.

Yours faithfully,
Wicklow County Council

IS DOICIMÉAD TÁBHACHTACH É SEO

COINNIGH AN DOICIMÉAD SEO SLÁN. BEIDH ORT AN ADMHÁIL SEO A CHUR AR FÁIL DON BHORD PLEANÁLA MÁS MIAN LEAT ACHOMARC A DHÉANAMH IN AGHAIDH CHINNEADH AN ÚDARÁIS PHLEANÁLA. IS É SEO AN tAON FHIANAISE AMHÁIN ATÁ ANN A NGLACFAIDH AN COIMISÚN PLEANÁLA LEIS GUR CUIREADH AIGHNEACHT FAOI BHRÁID AN ÚDARÁIS PHLEANÁLA MAIDIR LEIS AN IARRATAS.

Wicklow County Council

UIMHIR THAGARTHA AN IARRATAIS PHLEANÁLA: 2660484

Maidir leis an iarratas pleanála thuasluaite fuarthas aighneacht/tuairim i scríbhinn ó Rory Benville ar 01/07/2026.

Íocadh an táille chuí de €20. (Ní chaithfidh comhlachtaí forordaithe aon táille a íoc)

Tá an aighneacht/tuairim ag teacht leis na forálacha cuí atá i Rialacháin Phleanála agus Forbartha 2001 agus cuirfidh an tÚdarás Pleanála sin san áireamh agus é ag déanamh cinneadh ar an iarratas pleanála.

Is mise le meas,
Wicklow County Council