



Wicklow County Council

Comhairle Contae Chill Mhantáin

SITE APPRAISAL REPORT

FOR

3 Social Housing Units (Triplex) @



18 Old Conna, Bray, Co. Wicklow



Date: 27th August 2025
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For & on Behalf of
Wicklow County Council

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1.0 Site Capacity

The subject site is located at 18 Old Conna Grove, Bray, Co. Wicklow, within an established residential neighbourhood. The lands previously contained a private dwelling that was extensively fire damaged.

The site is positioned approximately 1.2km west of Bray town centre, within walking distance of schools, retail, transport and other community amenities.

The site area is relatively compact and is well suited for small-scale infill housing. It is proposed that the land be developed for the construction of 3 No. 1 bed triplex residential units, replacing the fire-damaged dwelling and making effective use of zoned serviced lands.

Nearby amenities include:

Bray DART Station – 20 min walk / 6 min cycle

Bus Routes 45A E1 L14 L15 – 5 min walk (Dublin Bus stop at Old Connaught Ave)

Supervalu Bray – 12 min walk

Bray Seafront – 20 min walk

This redevelopment represents a **brownfield infill opportunity** within a serviced urban area, consistent with the **National Planning Framework** policy of compact growth.

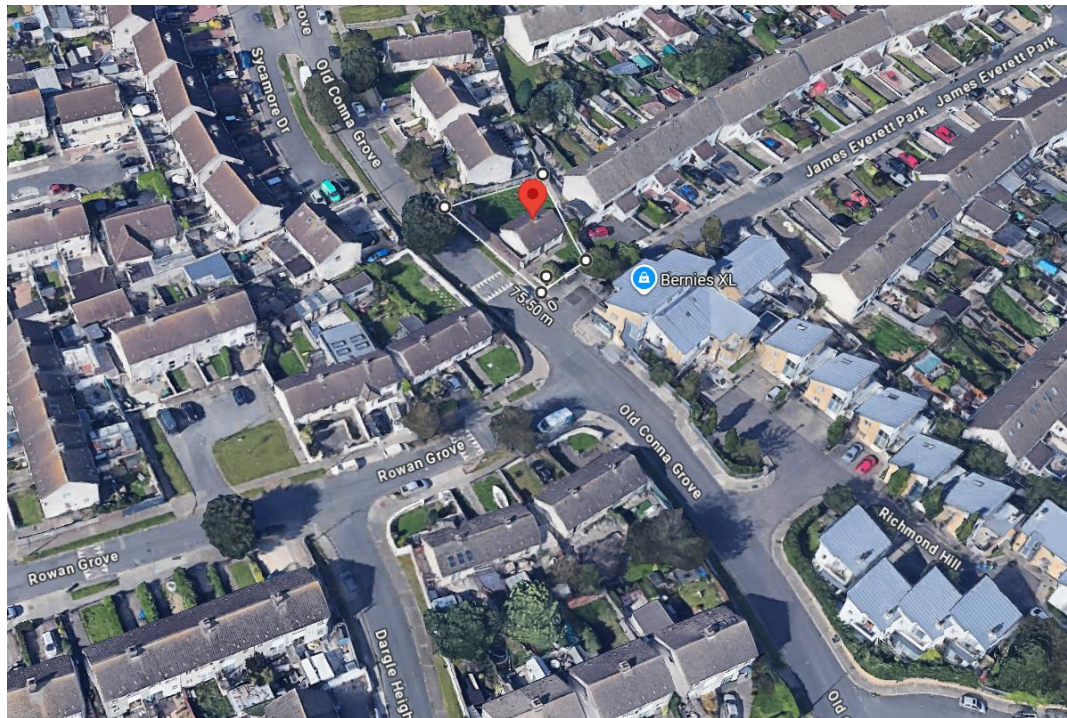


Figure 1: Aerial Image showing the proposed site in Bray
Image copy right Google.

1.1 Accommodation Brief

The proposed development of 3 social units comprises of:

- 3 no. 1B/2P units:
- Unit 1 = 62.70sq.m.
- Unit 2 = 53.80sq.m.
- Unit 3 = 50.40sq.m.

Total GFA m² for Scheme @ 164.90sq.m.

2.0 Sustainable Community Proofing

Site location drawing showing adjacent housing mix with facilities and transport within 1 km

The site is centrally located with strong pedestrian, cycling, and public transport links. Its proximity to schools, retail, healthcare and recreational amenities means residents can rely less on private car use. There is an XL grocery store directly opposite the development. The development contributes to urban regeneration, enhances housing mix in the Old Connaught area, and will integrate seamlessly with the existing neighbourhood fabric.

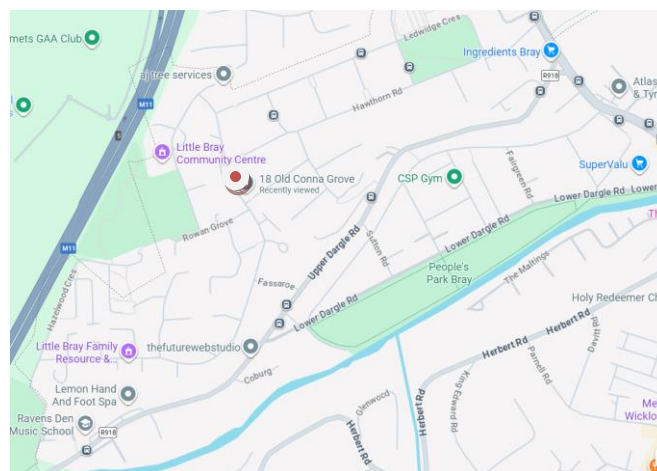
Primary Bus Stop:

Upp Dargle Rd – situated just a 1–2 minute walk from the site location, this is the nearest and most convenient bus stop.

Key Bus Routes Serving the Stop:

L14 – Newly designated route (formerly Finnegan Bray route 143/144), serving Southern Cross and Bray areas, part of the BusConnects initiative.

L14 – Connects Bray Station to Enniskerry, operated by Go-Ahead Ireland.



Given its proximity to the town of Bray, retail units, educational, recreational and healthcare facilities the development of the site for residential use will offer an appropriate location for social housing and would contribute to the creation of sustainable mixed communities in accordance with the national and local planning policy.

3.0 Site Constraints/Abnormals

The site appears to be free of significant constraints that would pose abnormal costs. There are no major level differences between the adjacent gardens, which minimizes the need for extensive retaining walls or significant site boundary works. An Irish Water (IW) report indicates an abandoned watermain and an existing foul sewer running through the site.

3.1 Site Area/Ownership

The area of the site 0.034 hectares. The site is zoned RE (Existing Residential) under the Bray Municipal District LAP 2018 to 2024. The site is in the ownership of Wicklow County Council.

3.2 Statutory Land Use Zoning

The site is zoned RE (Existing Residential) under the Bray Municipal District LAP 2018 to 2024.

3.3 Planning History

The whole estate was constructed by WCC in the 70s. As this site is a Brownfield site, no ground contamination has been anticipated or allowed for.

3.4 Flood Zone:

The CFRAM Maps indicate that predicted flood levels will not impact on the development site.

3.5 Statutory Environmental, Archaeological and Architectural Designations:

The subject site does not impact on statutory environmental designations such as Special Protection Areas (SPAs), Natural Heritage Areas (NHAs) or Special Areas of Conservation (SACs). In addition this subject site does not contain any protected structure or recorded monuments.

3.6 Services

All existing main services such as water, sewage, gas, Eircom and electricity are available. Proposed connections can be made and therefore service provision does not pose a constraint to the development of this site.

3.7 Topography & Bearing Capacity

The site falls 0.5m over 23m from North to South which will have no major impact on the design. There is an existing building on site which is to be removed. No issues with bearing capacity are anticipated.

3.8 Site Optimisation

As the density approximates the maximum permissible under the Development Plan it is concluded that the site development is optimised.

4.0 Conclusion

The development in Old Conna, Bray, Co. Wicklow aims to address the pressing need for social and sustainable housing in Bray, which has a significant need for 1 bed housing units. This project will provide accessible, inclusive, and environmentally responsible housing options for couples and individuals in an area that provides all the transportation, healthcare and retail requirements, within walking distance.