

## PLANNING APPLICATIONS

## FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 22/12/2025 To 28/12/2025

**The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution**

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60512	Benduff Ireland Ltd.	P		23/12/2025	F	(i) demolition of the existing 3 no. dwellings at Coastguard Terrace and all associated structures including a cabin and shed; (ii) removal of hardstanding to the existing car park and part of the existing retaining wall to the rear of dwellings to be demolished at Coastguard Terrace; (iii) construction of a 99 no. unit residential development, comprising 34 no. one-bedroom apartments, 50 no. two-bedroom apartments and 15 no. three-bedroom apartments, contained within 2 no. Blocks (Blocks A and B). Block A ranges in height from 5-6 storeys and includes a total of 71 no. apartments (23 no. one-bedroom apartments, 37 no. two-bedroom apartments and 11 no. three-bedroom apartments), and 3 no. Commercial units (482.4sq.m) and a 2 storey Creche unit (242.7sq.m) accessed from Strand Road and Coastguard Terrace. Block B ranges in height from 4-6 storeys (5 storeys from ground floor level on Coastguard Terrace) and includes a total of 28 no. apartments (11 no. one-bedroom apartments, 13 no. two-bedroom apartments and 4 no. three-bedroom apartments). All apartment units proposed have access to private amenity space in the form of a balcony/terrace. The proposed development also includes: (iv) provision of bin stores, plant rooms, and bicycle stores and an undercroft car park area, accessible off Strand Road, (v) 82 no. car parking spaces will be provided to serve the development (including 5 no. accessible parking spaces, 16 no. EV car charging spaces) and 8 no. motorcycle spaces, (vi) 259 no. bicycle parking spaces will be provided to serve the development (including 172 no. standard spaces, 9 no. cargo and 78 no. visitor spaces (vii) provision of 2 no. pedestrian access points off Coastguard Terrace via a podium and further pedestrian access points along Strand Road; (viii) provision of an external play area to serve the creche unit (69 sq.m), landscaped communal open

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					space (750sq.m), landscaped public open space (1100sq.m), public realm improvements to the sites Strand Road frontage including external seating areas and bicycle parking (719 sq.m); and (vix) all ancillary site and infrastructural works as necessary to facilitate the proposed development, including, works to retaining wall, foul/surface water drainage and attenuation areas, rain garden, water feature, sprinkler tank, ESB substation, upgrade to existing junction along Strand Road, general landscaping, boundary treatments, and public lighting a 0.61-hectare site located at Bray Waterfront, Strand Road, Bray, Co. Wicklow, Site includes the existing surface car park accessible off Strand Road, and the following dwellings: Coastguard Terrace (Eircode: A98 V6K7), No. 8 Coastguard Terrace (Eircode A98 VR92) and No. 9 Coastguard Terrace (Eircode: A98 VX44), Putland Road, Bray, Co. Wicklow
25/60550	Beachline Limited	P	23/12/2025	F	change of use of existing 1st floor nightclub area to hotel accommodation, modest side extension at 1st floor for office space and an additional two storey extension above existing nightclub with bedroom and ancillary accommodation. (35 no. ensuite bedrooms) and all associated siteworks. This is a protected structure Ref: B88 The Palm, Strand Road, Bray, Co. Wicklow,

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25/60729	Andrew Hill	P		22/12/2025	F	erect a dwelling house with services, domestic garage and all associated site works Gorteen Tinahely Co. Wicklow
25/60743	Susan Campbell	P		22/12/2025	F	construction of a new, part two storey, part single storey 4 bed dwelling, at Ballybawn Lower, Enniskerry, Co. Wicklow, together with wastewater treatment plant and associated siteworks Ballybawn Lower Enniskerry Co. Wicklow Co. Wicklow

**Total: 4**

**\*\*\* END OF REPORT \*\*\***