

## PLANNING APPLICATIONS

## PLANNING APPLICATIONS GRANTED FROM 19/01/2026 To 25/01/2026

**In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/201	Katherine Stafford	R	21/07/2025	1) existing extension to side of original cottage; 2) permission for retention of change of use of traditional store to a home office; 3) permission for retention for change of use of part of an existing farm building to a playroom and all associated site works  Hillbrook Lower, Gorey, Co. Wicklow	22/01/2026	2026/79

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25/249	Scalaheen Ltd.	P	29/08/2025	redevelopment and change of use of existing single storey farmyard building to office use (circa 340Msq) comprising studio space, meeting room, cellular offices, production and flexible working spaces and ancillary staff facilities. Upgrade of existing building fabric and elevational changes to include new glazed doors and screens to existing and new openings. All associated site development works including foul and surface water drainage works connections to existing services with new permeable surface to existing courtyard. Car Parking will be accommodated in existing public car park Powerscourt Estate Enniskerry Co. Wicklow	22/01/2026	

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25/334	David & Jacinta Manning	P	25/11/2025	modifications to slated canopy over front door of cottage. Retention of removal of brick chimney and its replacement with lime plastered chimney. Removal of existing concrete floor and replacement with new insulated lime floor. Installation of new fire-rated ceiling to interior of cottage. Removal of existing cottage front door and replacement with painted timber glazed half door and frame. New internal doors to cottage. New timber clad, timber frame wall and window in place of missing rear wall of cottage. New loft bed in cottage. Change of design of two-storey extension to rear (as granted in planning ref: 221406) to a modified design with glazed link hallway to connect cottage to extension, modification to thatch at rear to accommodate link. Reinforcement of front boundary hedge with native species planting. New electrics to interior of cottage and ancillary site works as described on the drawings Dawn Cottage Ashford Co. Wicklow	19/01/2026	2026/60

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25/60358	Joni & Amy Butterworth	P	15/05/2025	construction of a single storey dwelling, new vehicular entrance and driveway, new treatment system to current EPA standards and all associated site works Rock Big Arklow Co. Wicklow	20/01/2026	2026/53
25/60501	Emma Carry	P	04/07/2025	(a) the conversion and extension to the front of the existing detached single storey side garage to an independent family living unit consisting of one bedroom, universally accessible bathroom and a living area with the addition of 3no. rooflights to the existing roof. (b) The upgrading of the existing septic tank and percolation area to comply with current wastewater treatment requirements and regulations. (c) The development is to include for internal alterations and all associated site works La Collina, Calary Upper, Kilmacanogue, Co. Wicklow,	23/01/2026	2026/54
25/60512	Benduff Ireland Ltd.	P	08/07/2025	(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)	24/01/2026	2026/65

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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)

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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 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

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60554	Durkan Broomhall Developments Limited	P	21/07/2025	<p>construction of 87 No. residential units (20 No. 1-bed, 12 No. 2-bed, 50 No. 3-bed and 5 No. 4-bed) as houses and duplexes/maisonettes and a crèche (160 sq m). The proposed development will range in height from 2 No. to 3 No. storeys. The proposed development also includes: a sports pitch with club house (70 sq m); internal road network; 175 No. car parking spaces; 2 No. drop-off spaces; cycle parking and stores; bin stores; ESB sub-station; hard and soft landscaping; boundary treatments; public lighting; PV panels; and all associated site and development works above and below ground</p> <p>Broomhall, Rathnew, Co. Wicklow</p> <p>The site is generally bounded: to the north by Kirvin Hill and Waverley Drive residential estates, to the east by a water storage reservoir and an existing road with a residential development currently under construction beyond (WCC Reg. Refs. 211119 [ABP Ref. PL27.312889] &amp; 211187 [ABP Ref. PL27.312888]); to the south by agricultural lands and the remains of a former dwelling and farm buildings; and to the west by agricultural lands and a water storage reservoir,</p>	23/01/2026	2026/92

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25/60743	Susan Campbell	P	22/09/2025	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	23/01/2026	2026/83
25/60763	Pravesen and Peddy Appasamy	P	25/09/2025	for permission for demolition of existing rear and side extensions, construction of new rear and side extension, internal modifications to existing dwelling, new connection to foul mains and associate works Sheelin Brockagh Laragh A98RX52	23/01/2026	2026/58

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60803	Ballygap Properties Limit Ballygap Properties Limited	P	08/10/2025	Change of house type at Nos. 7-10 The Orchid, Silvervale (sites nos. 70-73 as approved under Register Reference No. 21/1533) from 4 No. Type H houses (2 Storey 2 Bed Semi-detached) to 3 No. Type B3 and 1 No. Type B3S (2 Storey 3 Bed Semi-detached) houses Nos. 7-10 The Orchid, Silvervale Cookstown Road Enniskerry	20/01/2026	2026/61
25/60878	Kirsten Myler	P	30/10/2025	1. change of use of basement floor from pre-school commercial to residential; 2. addition of a roof dormer to the rear of the property; 3. addition of 3 x Velux Windows to the front facing roof; 4. replace basement sash window with a French door; 5. addition of a one storey side return extension; 6. addition of a rear double door opening with balcony and staircase leading to garden level 5 Claremont Terrace Meath Road Bray Co. Wicklow	20/01/2026	2026/68

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25/60945	Bog Meadow Management Company GLC	P	20/11/2025	<ul style="list-style-type: none"> <li>• demolition of existing club house (310m<sup>2</sup>); • removal of existing sauna, changing rooms and associated outdoor areas (73m<sup>2</sup> in total);</li> <li>• repositioning and enlargement of the existing playing pitch to provide a new 90mx55m playing pitch;</li> <li>• repositioning of the existing 3 no. tennis courts;</li> <li>• replacement of the existing astro turf pitch with a new 55mx32m astro turf pitch;</li> <li>• provision of a warm-up/ drills area on site;</li> <li>• construction of 1 no. padel court 20mx10m in size;</li> <li>• construction of a new community hall (553m<sup>2</sup>) incorporating multi-purpose rooms, large hall, dressing rooms, toilets, meeting room and offices with entrances at ground and first floor level;</li> <li>• landscaping, drainage and internal road layout adjustments;</li> <li>• all ancillary site services and development works above and below ground</li> </ul> <p>Bog Meadow Enniskerry Monastery Co. Wicklow</p>	20/01/2026	2026/66

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25/60950	Stephanie Lavelle	P	21/11/2025	single storey extension with two bedrooms, kitchen-dining area, boot room and bathroom. Decommissioning of the existing septic tank and replacement with new foul water treatment system and polishing filter. Demolishing of existing horse stables, site works, surface water drainage and landscaping Lynch's Hollow Kilbaylet Upper Donard Dunlavin Co.Wicklow	20/01/2026	2026/67
25/60952	Steffan Davies	R	21/11/2025	existing single storey cabin structure as constructed on site of existing farmstead for agricultural use Ballybla House Ballybla Ashford Co. Wicklow	23/01/2026	2026/85
25/60956	Erina Fox and Stephen Kavanagh	P	25/11/2025	construction of a ground floor rear/side extension to existing dwelling and addition of 1 No roof window to the northwest roof profile 4 Carraig Beag Ballynerrin Co. Wicklow	20/01/2026	2026/77

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25/60959	Sinead McHale & Kieran Tuke	P	26/11/2025	construction of a new single storey extension to the front of existing two storey end of terrace dwelling 185 Killarney Park Bray Co. Wicklow	20/01/2026	2026/69
25/60962	Ellen Frances O'Sullivan and Catherine O'Sullivan Osborne	P	26/11/2025	(1.) demolition of existing rear ground floor bathroom 2.5m2, (2.) new ground floor rear extension of 22m2 and (3.) first floor side extension 28.83m2 11 Glenview Court Blessington Co. Wicklow	20/01/2026	2026/70

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25/60963	Brian Power	R	27/11/2025	existing 1st floor windows on front and rear elevations as built and permission for replacement roof for fire damaged existing roof, renovation of existing fire damaged dwelling, demolishing of existing chimney, construction of a new 4.3 sqm rear extension as a new entrance to dwelling and joins the existing dwelling and existing granny flat which can be seen from the front, conversion of existing granny flat into living area for the existing dwelling, new internal layout of existing dwelling on ground floor, moving of front door by 500mm to the north and turning into a window, new velux window in new roof of existing dwelling, conversion of upstairs to habitable area and associate works 2 Laragh Glendalough Co. Wicklow	24/01/2026	2026/89

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25/60969	Michael Doyle	P	28/11/2025	relocating existing vehicular entrance off public road to a new location south of current entrance, new internal driveway to serve the existing dwelling and fields, relocating existing agricultural shelter to an alternative location within the site and associated siteworks Brookdale Farm Quill Road Kilmacanoge Co. Wicklow	23/01/2026	2026/86
25/60973	Emma Maguire & Conor White	P	02/12/2025	construction of a single storey extension to the side and a two-storey extension to the rear of the existing two storey dwelling house along with associated internal and external alterations to the existing dwelling, associated site works and landscaping Lisbuoy Quarry Road Greystones Co. Wicklow	24/01/2026	2026/104

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25/60975	Noel & Mary Fitzpatrick	R	02/12/2025	dwelling as constructed (without restrictive conditions, similar to condition no. 2 as granted under 92/7867), which includes minor revisions to the internal layout, including minor revisions to window dormer and Velux window locations and revisions to site boundaries together with all associated site works Clora Ashford Co. Wicklow	24/01/2026	2026/57
25/60976	Stephen Moore	P	02/12/2025	1. 56 Msq first floor extension to existing single storey dwelling (74Msq) including modifications to existing bay window. First floor to accommodate 3 No. bedrooms and associated facilities, recessed windows to rear. 2. All requisite ancillary site works Petite Maison 61 Meath Road Bray Co. Wicklow	24/01/2026	2026/103

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25/60993	David and Derval Colleran	P	08/12/2025	(1) the provision of a new front porch to the front of the existing house. (2) the extension of the existing external terrace to the rear of the house including the provision of a new external stairs to access the garden level. (3) the provision of new garden storage space at garden level below the external terrace Woodbine King Edward Road Bray Co. Wicklow	24/01/2026	2026/90
25/60999	The Estate of Doreen Roche	R	09/12/2025	single-storey rear extension, together with all associated and ancillary site works 72B Meath Road Bray Co. Wicklow	24/01/2026	2026/95
26/1	Edel Kelly	E	22/12/2025	section 42 - extension of appropriate period - 20/542 - dormer style dwelling and double garage with an oakstown treatment plant and soil polishing filter Ballyknockan Blessington Co. Wicklow	19/01/2026	2026/47

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26/10	Claire Begley	E	13/01/2026	section 42 - extension of appropriate period - 21/874 - dwelling, garage, bore well, wastewater treatment system to current EPA standards and all associated ancillary site works and services Ballinderry Upper Rathdrum Co. Wicklow	19/01/2026	2026/45

**Total: 26**

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