

Initial Site Screening Assessment Template

Date: 24/02/2023

Rev

C



ab - LDA GIS

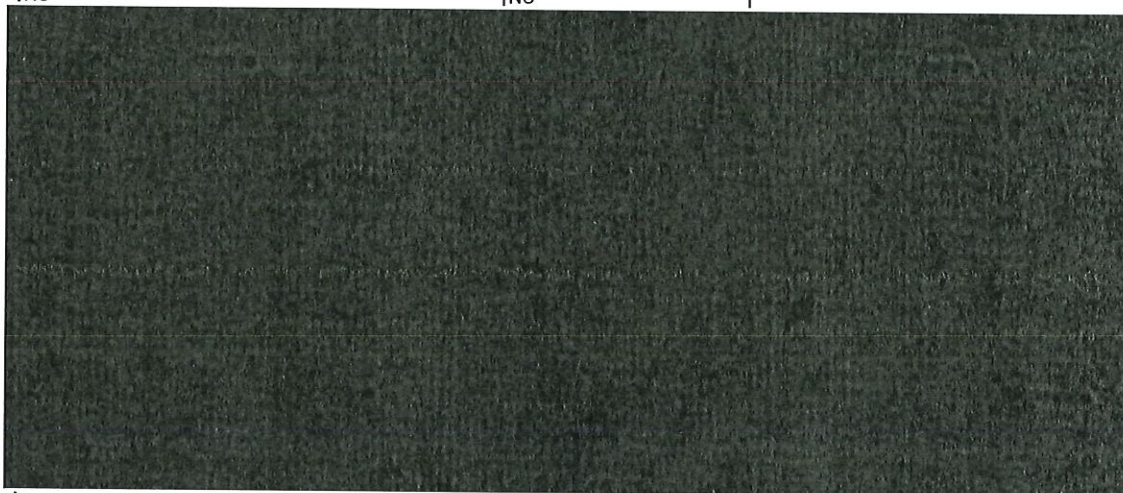
1	Site Location	Bray District Court House, Boghall Road, Bray, Co. Wicklow. 53°11'15.2"N 6°06'39.5"W	Bray, Boghall Road
2a	Located within a census town (> 10,000 population)	Y	pass
2b	State Asset / Relevant Site	Y	pass
2c	Site of strategic interest/ importance	N	Fail
3	Site Name	Bray District Court House	Former Bray Courthouse
4	Site Area	0.32 ha.	0.3
5	Site Owner	Wicklow County Council	Wicklow County Council
6	State Asset / Relevant Site	Y/N / Y/N	Y / Y
7	LDA Act - Schedule of Owner	LA	LA

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3	Site Name
4	Site Area
5	Site Owner
6	LDA Act - Schedule of Owner
7	Is the site contiguous to state owned land?
8	Is the site in use?
9	Does the site achieve compact urban growth?
9a	Is the site connected
9b	Does the site support community well-being
9c	Is the site ready for development
10	Is the site Zoned
11	If zoned, what is the zoning
metrics below do not need to be completed if RAG rating assesses the site Recommendation	
12	What is permitted site coverage/ estimate based on adjacent developments
13	What is permitted development density (plot ratio)/ estimate based on adjacent developments
14	What are the open space requirements on the site
15	what are the car parking requirements on the site [REDACTED] [REDACTED] [REDACTED]

16	Is the site directly accessed from a Public Thoroughfare
17	Does the Assessment demonstrate to a reasonable degree that the site is within reasonable distance of existing infrastructure/ utilities
18	Are there protected buildings on the site or is site within curtilage of historic landscape?
	Y/N – Brief Overview
19	Is site located within SAC/SPA/ flood zone?
	Y/N – Brief Overview
20	Background Information/Planning History
	Notes here
21	High Level Planning Assessment/Comments
	Notes here

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Wicklow County Council	Wicklow County Council
LA	LA
No	No
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privately owned sites
are of strategic interest
contiguous to state land
and green



Y/N	Y
Y/N	Employment
site as not suitable for development of affordable housing by the LDA i.e. to SPSC is "no go"	

Bray Municipal District Local Area:

only considered if they
est/ inportance esp if
nds. Fill cell red for fail
1 for pass

is per RAG criteria
on next tab

a Plan 2018 - 2024

is based on visual
on LDA GIS map

based on the LDA GIS
ating proximity to
ties

Strategic Theme	Criteria	
Achieves Compact and Sustainable Growth	Is the site located within the existing urban footprint and supports low carbon development?	
Connected	What level of connectivity is the site?	
strengthens Community prosperity health & Well Being	Access to employment opportunities	
	Access to health/education facilities	
	Access to green spaces/recreation facilities	
Readiness for Development	Status of Land (Ownership)	
	State Land Configuration	
	Anticipated timescales	



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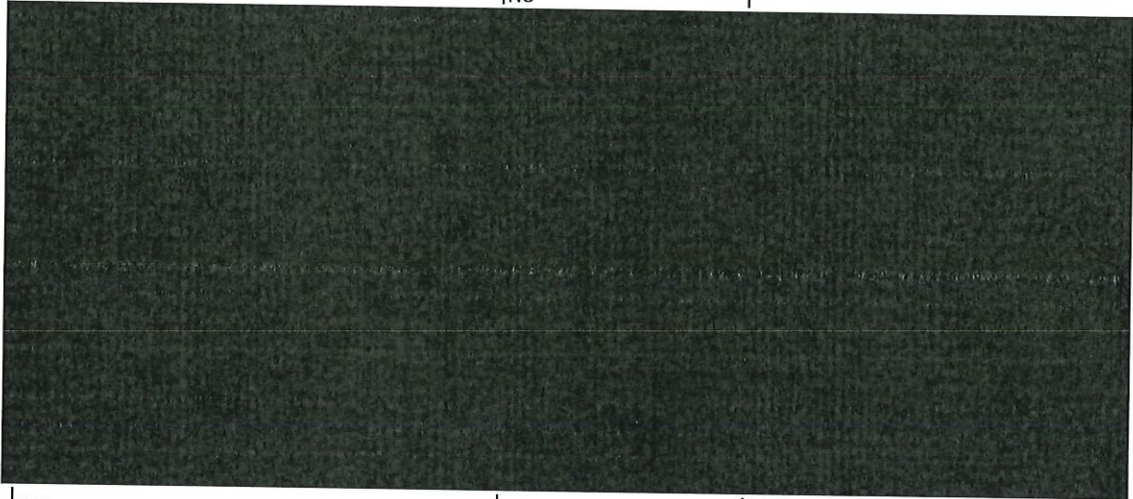
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Chris Lowe

From: Housing Consents <[REDACTED]>
Sent: Friday 6 March 2026 12:32
To: Land Queries
Subject: 13 O'Byrne Road, Bray, Co. Wicklow & 31 Glenview road Wicklow Town

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi all,

Please see Address above 2 Properties that Wicklow County Council are hoping to prepare a Notice of Disposal for the Elected Members of Wicklow Co Co. I understand that this land will firstly need to be referred to the LDA.

I do not have anymore information on 13 O'Byrne Road, Bray.
The Folio number for 31 Glenview Road is WW5220

Please advise if you need any further information.

Kind Regards,

Marian Jameson
Social Development(Housing and Community)
Forbairt Shóisialta (Tithíocht & Pobal)
Wicklow County Council
A67 FW96
Ph: [REDACTED]



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Is d'úsáid an duine/na ndaoine chuig a bhfuil sí seolta agus sin amháin atá an teachtaireacht seo. D'fhéadfadh go bhfuil faisnéis faoi phribhléid nó faoi rún de réir bhrí an dlí is infheidhme inti. Má fuair tú an ríomhphost seo de bharr earráide, téigh i dteagmháil leis an seoltóir chomh luath agus is féidir, le do thoil. Ní gá gurb ionann na dearcaí a léirítear sa ríomhphost seo agus dearcaí Comhairle Contae Chill Mhantáin. Tá aon iatáin seiceáilte ag scanóir víris agus dealraíonn sé go bhfuil siad glan. Bí cinnte go ndéanfaidh tusa scanáil ar gach teachtaireacht chomh maith, le do thoil, mar ní ghlacann an Chomhairle dliteanas ar bith i leith éilliú ná dámáiste do do chuid córas.

Wicklow County Council RRPL meeting 14/06/2024, 11.00

Alan Kelly, Sinéad O'Donoghue, Cillian Lehmann, Siobhán Campbell

Emer O'Gorman, John Bowes, Leonora Earls

Site	Settlement	Wicklow comments
Phase 2 – 2 nd RRPL [REDACTED]	Greystones	[REDACTED]
[REDACTED]	Wicklow	[REDACTED]
[REDACTED]	Wicklow	[REDACTED]

Site [REDACTED] – owned by WCC and likely to buy them out of long lease to facilitate housing delivery.

DoE plot in Wicklow Town behind [REDACTED]. WCC to send on details.

WCC note that 'fee simples' should be removed from the requirement in the Act for s53 to cover all disposals.

TRANSFER/EASEMENT MAP

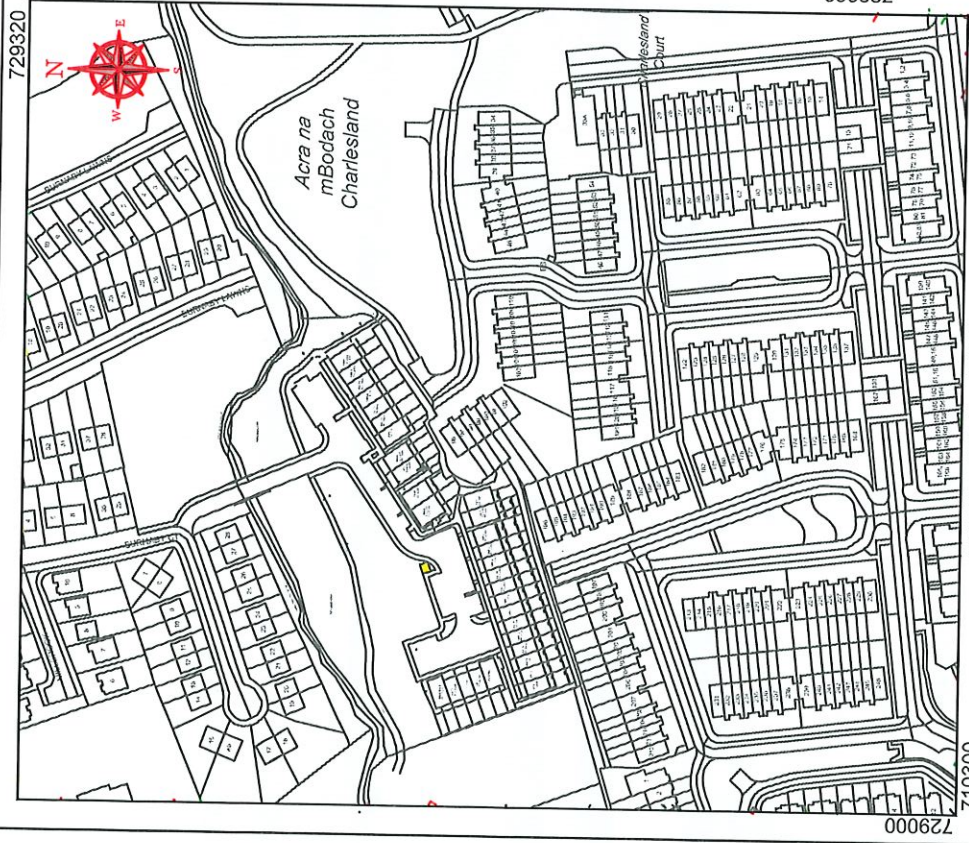
MAP SHOWING RIGHT OF WAY TO

ESB NETWORKS

LANDS REFERRED TO IS SITUATED AT

Killincarrig

TRANSFER OF LAND COLOURED YELLOW



Extract from O.S. Sheet 3732A

This map is generated from O.S. digital files in accordance with land registry regulations 1.2, 2a & 3 Wicklow O.S. Scale: 1:7500
Signed: _____
Date: _____



WICKLOW COUNTY COUNCIL

DIRECTOR OF SERVICES
HOUSING & CORPORATE ESTATE
COUNTY BUILDINGS, WICKLOW.

NO	FILE	DATE	DESCRIPTION
- JOB - LAND TRANSFER TO ESB NETWORKS			
TITLE : TRANSFER MAP			
SCALE:	HORIZ = 1:2500 & 1:1000	VERT =	Checked
DATE:	09/09/24		
DRAWING NO.:	45/05/24/100		

NOTICE OF DECISION NOT TO ACQUIRE RELEVANT PUBLIC LAND

SECTION 53(4), LAND DEVELOPMENT AGENCY ACT 2021

To: Mr Merlin Ovington Wicklow County Council	Date of Notice:	21/08/2023
Environment Section , Planning, Development & Environment Directorate, County Buildings		
Wicklow Town, Co Wicklow A67FW96	LDA Reference:	23013
By email: [REDACTED]		
The Land: Coats Guard Station Site, Greystones Harbour, Co Wicklow		

Dear Mr Ovington,

We refer to your notice under section 53 of the Land Development Agency Act 2021 (the "LDA Act") in respect of the Lands.

The LDA has decided not to acquire the Land.

This is a notice for the purposes of section 53(4) of the LDA Act.

The LDA would like to thank Wicklow County Council for bringing the Lands to our attention and looks forward to future engagement regarding the potential of other suitable lands in relation to our remit to develop and regenerate certain relevant public land for the delivery of housing.

Yours faithfully



PP. Head of Strategic Planning
The Land Development Agency



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NOTICE OF DECISION NOT TO ACQUIRE RELEVANT PUBLIC LAND

SECTION 53(4), LAND DEVELOPMENT AGENCY ACT 2021

To: Ms Lia Reynolds Wicklow County Council	Date of Notice:	01/12/2023
Staff Officer		
Community, Cultural & Social Development	LDA Reference:	23033
Wicklow County Council		
By email [REDACTED]		
The Lands:		
Aquaskiff Boat House		

Dear Ms Reynolds,

We refer to your notice under section 53 of the Land Development Agency Act 2021 (the "LDA Act") in respect of the Lands.

The LDA has decided not to acquire the Lands.

This is a notice for the purposes of section 53(4) of the LDA Act.

The LDA would like to thank WCC for bringing the Lands to our attention and looks forward to future engagement regarding the potential of other suitable lands in relation to our remit to develop and regenerate certain relevant public land for the delivery of housing.

Yours faithfully



PP. Head of Strategic Planning
The Land Development Agency



NOTICE OF DECISION NOT TO ACQUIRE RELEVANT PUBLIC LAND

SECTION 53(4), LAND DEVELOPMENT AGENCY ACT 2021

To: Ms Kate McGreevy Wicklow County Council	Date of Notice:	01/12/2023
Staff Officer		
Community, Cultural & Social Development	LDA Reference:	23034
Wicklow County Council		
By email: [REDACTED]		
The Lands:		
[REDACTED] Greystones.		
32 and 34 Glenview Road, Wicklow Town		

Dear Ms McGreevy,

We refer to your notice under section 53 of the Land Development Agency Act 2021 (the "LDA Act") in respect of the Lands.

The LDA has decided not to acquire the Lands.

This is a notice for the purposes of section 53(4) of the LDA Act.

The LDA would like to thank WCC for bringing the Lands to our attention and looks forward to future engagement regarding the potential of other suitable lands in relation to our remit to develop and regenerate certain relevant public land for the delivery of housing.

Yours faithfully



PP. Head of Strategic Planning
The Land Development Agency



Chris Lowe

From: Cillian Lehmann
Sent: Monday 11 December 2023 09:06
To: Land Queries
Subject: FW: Disposal of 2 sites in Bray County Wicklow
Attachments: Copy of Land Development Agency Application re Disposal December 2023.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged



Cillian Lehmann

Property Manager

M: + [REDACTED]

The Land Development Agency

2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67

T: [+353.1.9103400](tel:+35319103400) | www.lda.ie

From: Land Development Agency <info@lda.ie>
Sent: Thursday, December 7, 2023 5:28 PM
To: Siobhán Campbell <[REDACTED]>; Cillian Lehmann <[REDACTED]>
Subject: FW: Disposal of 2 sites in Bray County Wicklow

Dear All,

Please see the email.

I am not sure if this is for your team or if you can please advise who it may be better suited.

Many thanks,
Anita



Land Development Agency

info@lda.ie

The Land Development Agency

2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67

T: [+353.1.9103400](tel:+35319103400) | www.lda.ie

From: David Porter <[REDACTED]>
Sent: Thursday, December 7, 2023 4:32 PM
To: Land Development Agency <info@lda.ie>
Cc: Caroline Lynch <[REDACTED]>
Subject: re: Disposal of 2 sites in Bray County Wicklow

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it may concern,

Wicklow County Council has reached agreement to dispose of 2 sites in Bray to Respond Approved Housing Body. The AHB will construct Social Housing units on both sites (18 on Kilbride Lodge and 3 on Sutton Villas). I would be obliged if the LDA would give their assent to these disposals.

You might acknowledge receipt of same.

If you have any queries please let me know.

Regards

David Porter
Administrative Officer
Housing Capital Projects
County Buildings
Station Road,
Wicklow
[REDACTED]

