



PART V PROPOSAL

SEPTEMBER 2026

OLD CONNAUGHT PHASE 1
FOR CASTLETHORN OLD CONNA ULC

 mahony pike

Project:

Old Connaught Phase 1

Location:

Old Connaught Avenue, Bray, Co.Dublin

Client:

Castlethorn Old Conna ULC

Doc. Title:

Part V Proposal

Doc. No.:

24004-OMP-XX-XX-PP-A-0002

Proj. No.:

24004

Proj. Lead:

SD

Created by:

HC

Doc. Purpose:

Planning

Revision:

C03 (18.09.2026)

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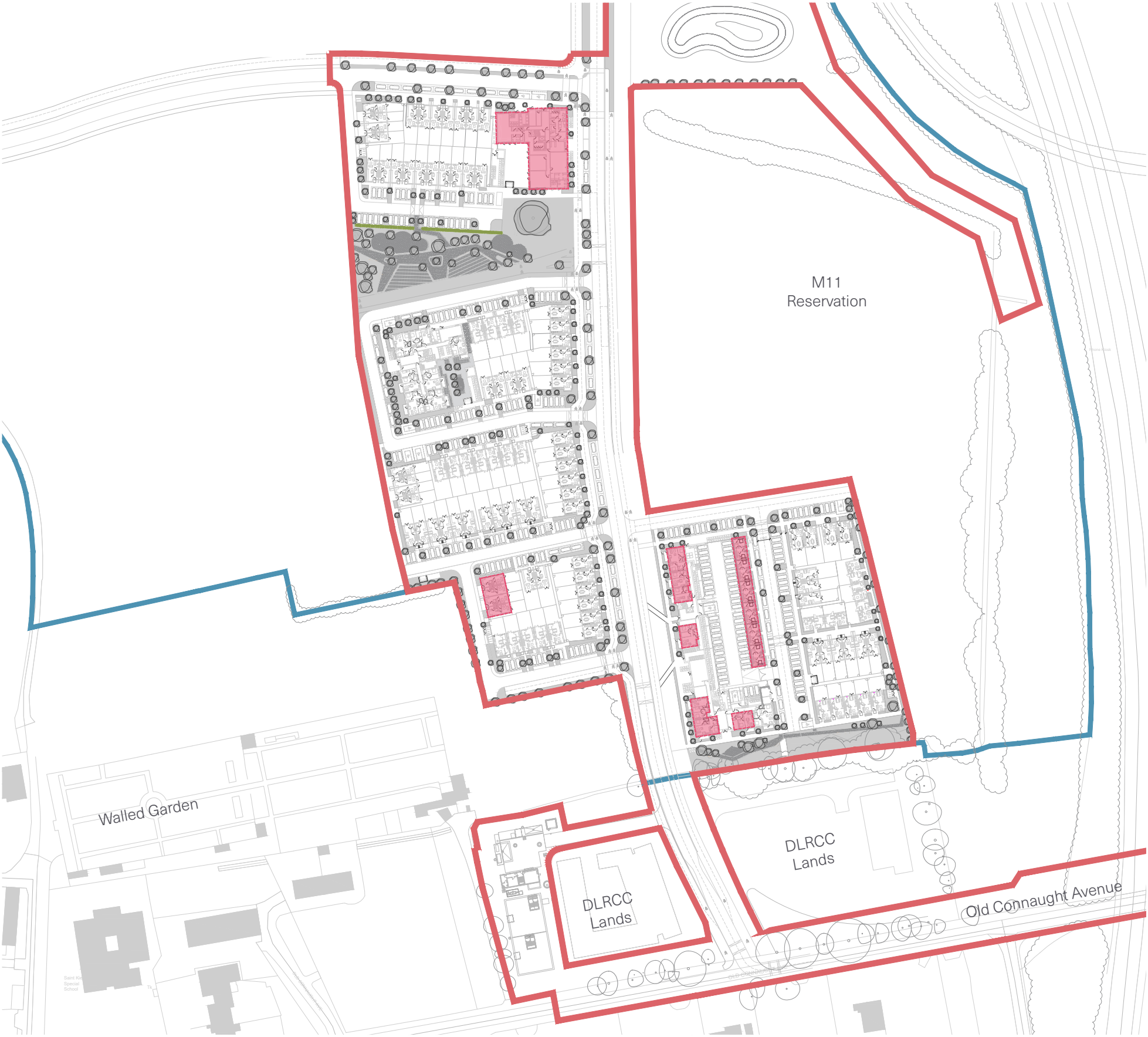
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INTRODUCTION

The extents of the subject planning application is defined by this diagram which outlines Sub-Phase 1 of Phase A.

The subject LRD Planning Application comprises of 271 units. Please refer to the OMP Design Statement for further information on the proposed scheme.

The applicant is proposing that all residential units in Block 3, no.7 units in Blocks1&2, no.6 Duplex units and no.4 2 Bed Houses, as shown in the diagram , are allocated to Part V.



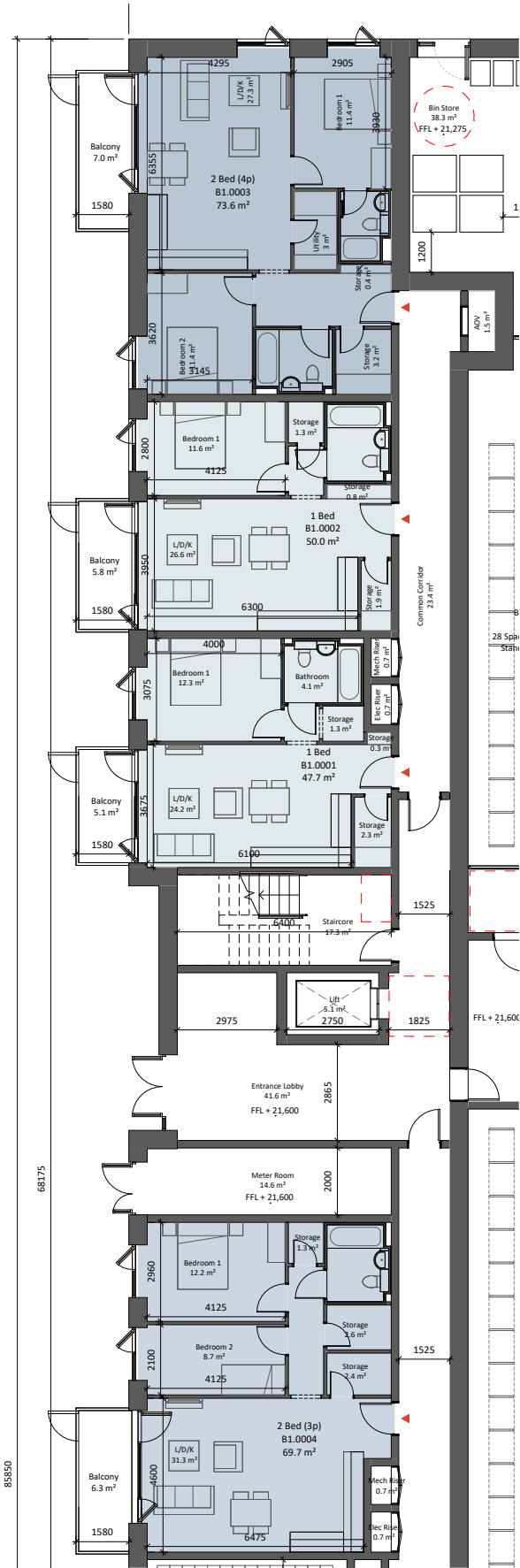
PART V SCHEDULE

PART V										
BLOCK 1&2		1B /2P APT	2B /3P APT	2B /4P APT				Total	Dual Aspect	%
Level 00		2	3	2				7	2	28.6%
BLOCK 3		1B /2P APT	2B /3P APT	2B /4P APT				Total	Dual Aspect	%
Level 00 (Creche)										
Level 01		2	3	5				10	5	50.0%
Level 02		2	3	5				10	5	50.0%
Level 03		2	3	5				10	5	50.0%
Level 04		3	2	3				8	4	50.0%
TOTAL		9	11	18				38	19	50.0%
Houses & Duplexs					2B /4P HOUSE	2B /4P DUPLEX	3B /5P DUPLEX	Total	Dual Aspect	%
H2A					4			4	4	
D3A							6	6	6	100.0%
TOTAL					4		6	10	10	100.0%
PART V TOTALS		1B /2P APT	2B /3P APT	2B /4P APT	2B /4P HOUSE	2B /4P DUPLEX	3B /5P DUPLEX	TOTAL	Dual Aspect	%
TOTAL		11	14	20	4		6	55	31	56.4%
		20.0%	25.5%	36.4%	7.3%		10.9%	100.0%		

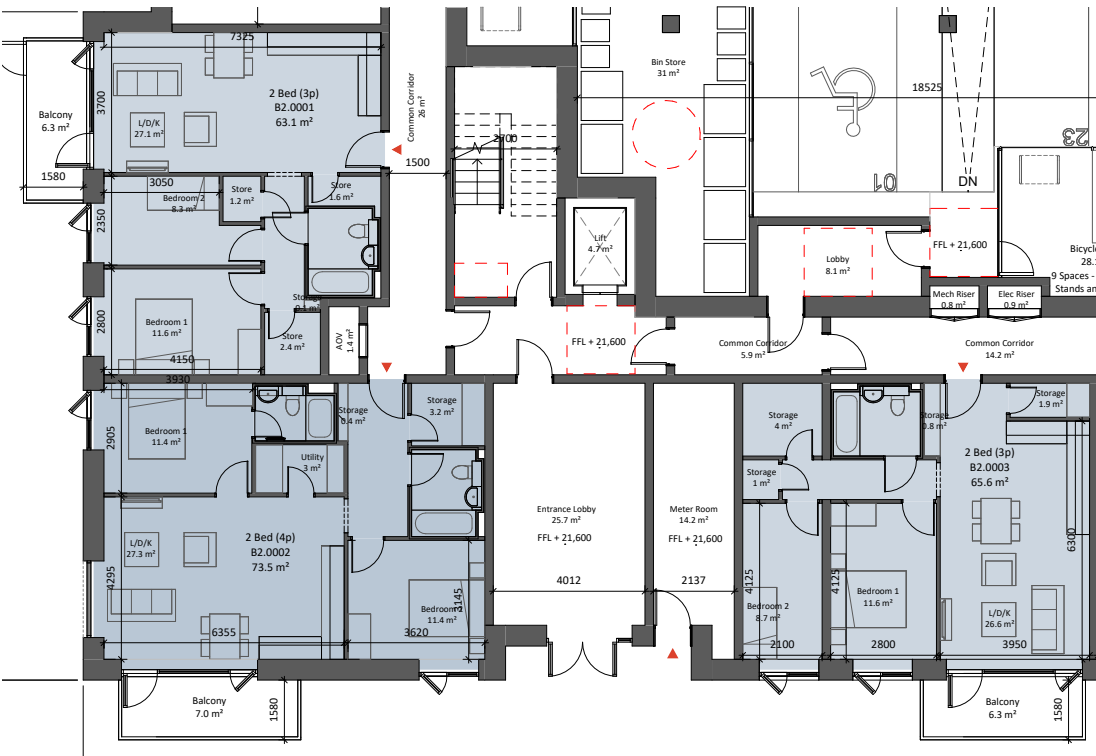
BLOCKS 1&2

The units in Blocks 1&2 allocated to Part V are 1 and 2 bedroom units.

Please refer to OMP drawings and documents for further detail.



Block 1 Part V Units



Block 2 Part V Units

BLOCK 3

Block 3 varies in scale from 4-5 storeys, incorporating residential and a creche use. The building wraps around an outdoor area for the creche. A public open space sits to the south of the block.

The units in Block 3 are 1 and 2 bedroom units.
50.0% of all units in Block 3 are dual aspect.
Please refer to OMP drawings and documents for
further detail.



BLOCK 3 LEVEL 01,02 & 03



BLOCK 3 LEVEL 04



DUPLEXES

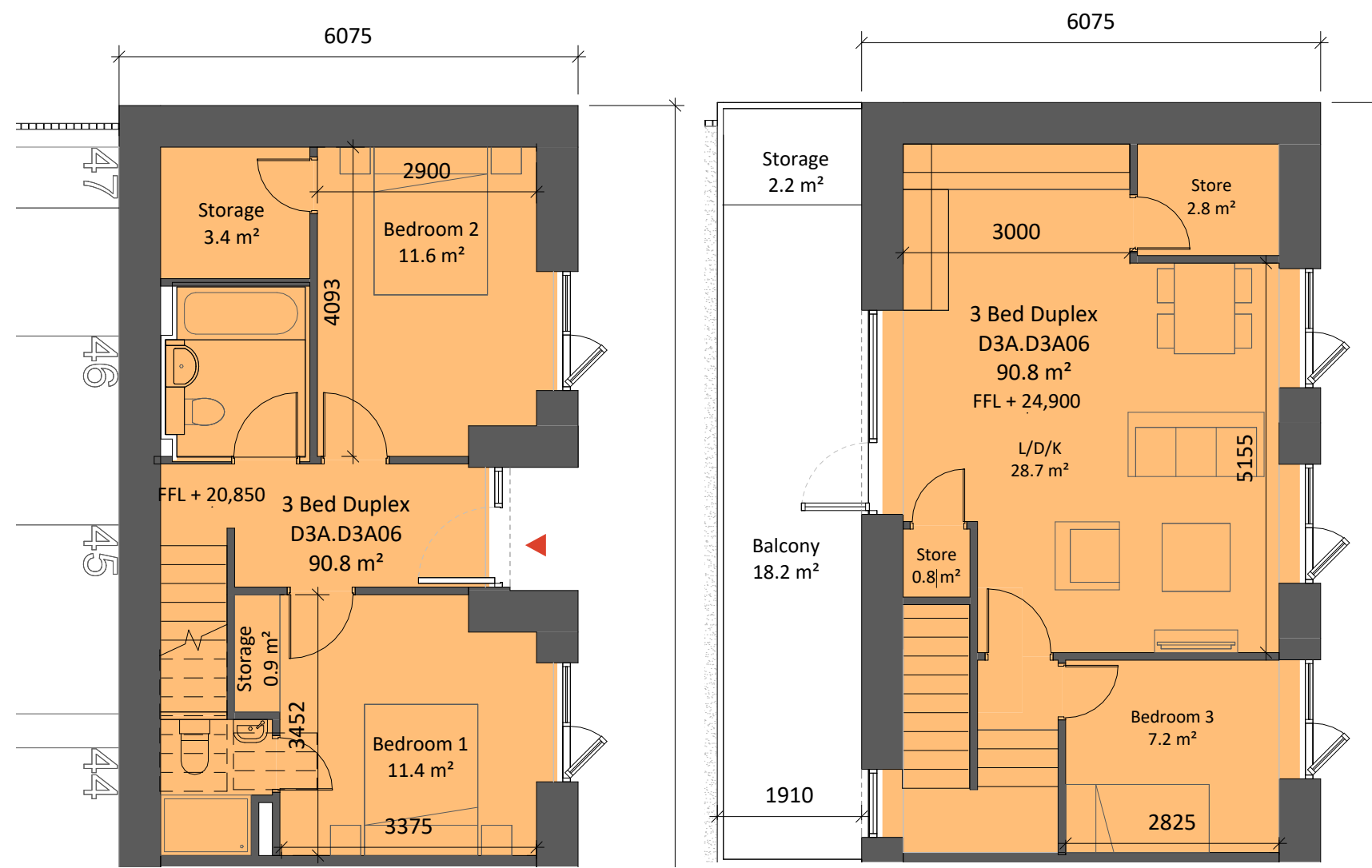
3 BED, 5 PERSON

The subject planning application proposes a small number of duplex units, in the centre part of the Central Character Area - East.

The proposed duplexes are a 2 storey typology, which creates a strong urban edge to the eastern boundary of Blocks 1 & 2.

Each unit has a private outdoor terrace which opens onto the Communal open space for Blocks 1 & 2

Please refer to OMP drawings and documents for further detail.



Duplex Level 00

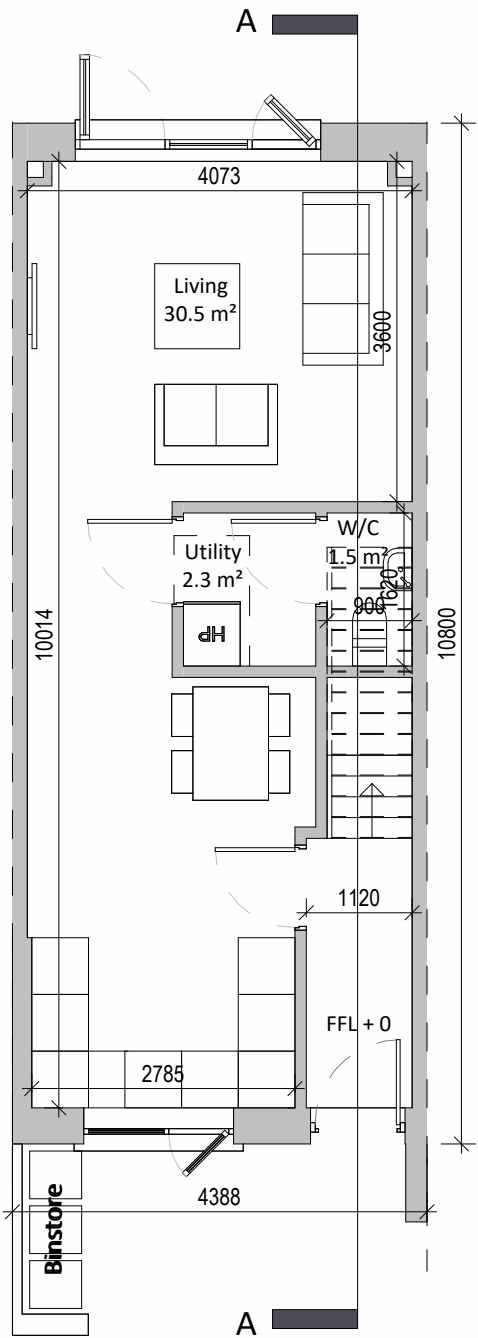
Duplex Level 01

D3A Schedule

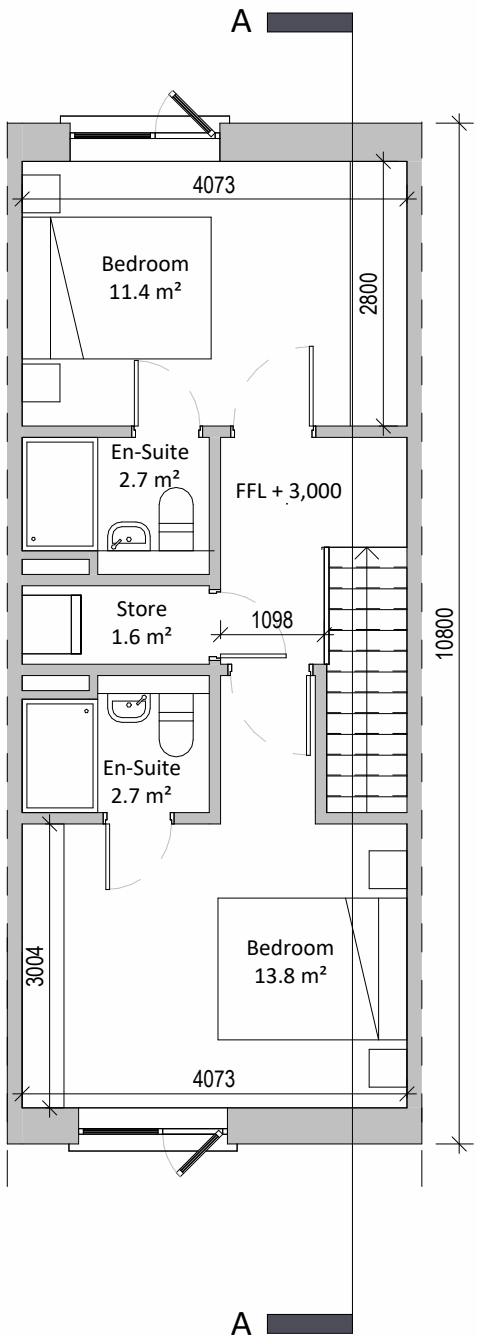
GF	44.2m ²
01	46.6m ²
Total	90.8m ²

HOUSE TYPE 2A

2 BED, 4 PERSON



1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100



3 Front Elevation
1 : 100

H2A Schedule

GF	40.8m ²
01	40.8m ²
Total	81.6m ²