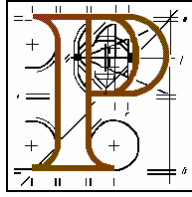


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2009

Bray Town

Planning Register Reference Number: 08/229

An Bord Pleanála Reference Number: PL 39.233862

APPEAL by Colm Jones of Ulysses Guest House, Esplanade, Bray, County Wicklow against the decision made on the 5th day of May, 2009 by Bray Town Council to grant subject to conditions a permission to Colin Stanley care of Paul O'Toole Architects of 9 Clarinda Park North, Dun Laoghaire, County Dublin.

PROPOSED DEVELOPMENT: Development of a surface car park with 81 marked parking spaces on a 2,353 square metres site with a patent tolled barrier system, site lighting and boundary treatments, and use of existing entry point onto public road at 58-59 Strand Road and Victoria Avenue, Bray, County Wicklow.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to policies, as set out in the Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016 and the Strategy 2006 – 2016 A Platform for Change issued by the Dublin Transportation Office which provide a framework for strategic land use and integrated transportation planning for the greater metropolitan area of Dublin and to the provisions of the Bray Town Council Development Plan 2005 – 2011, in relation to transportation, in particular (i) Section 7.4.5, Car Parking Control, which discourages commuter parking, (ii) Section 12.11, Parking and Loading, which requires the provision of on-site parking in association with development and (iii) which also provides for payment of financial contributions to publicly funded car parking where shortfalls in parking provision may occur, it is considered that the proposed development of a permanent car park with permanent physical structures and associated lighting in an urban location with an existing public transport network and existing provision for public car parking, would be contrary to the above stated policies. Furthermore, the provision of a permanent car park, as such would seriously injure the visual amenities of this prominent seafront area, would be detrimental to the amenities of adjoining properties and of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2009.