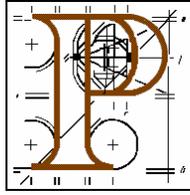


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Wicklow County

Planning Register Reference Number: 10/2561

An Bord Pleanála Reference Number: PL 27.237334

APPEAL by Leslie Charles Bradley of 2 Kenmare Terrace, Trafalgar Road, Greystones, County Wicklow and by others against the decision made on the 30th day of July, 2010 by Wicklow County Council to grant subject to conditions a permission to Jim Luby care of Fitzgerald Kavanagh and Partners of 71 Lower Baggot Street, Dublin.

PROPOSED DEVELOPMENT: The development will consist of modifications and change of use to previously approved mixed-use development (planning register reference number 04/1450) to include a Medical Centre (1,085 square metres), retail, coffee shop, office/commercial use (836 square metres), Electricity Supply Board substation, 80 number apartments and five number duplex units over with 146 number basement car parking spaces and 13 number surface spaces, and a total of 97 number bicycle spaces. The scheme comprises the following: (a) Block A: located adjacent to the northern gable of the original hotel structure and “Rosario” Trafalgar Road, a three and four-storey block to accommodate ground floor retail use (267 square metres) with six number by two bedroom and two number by one bedroom apartments over. The existing single storey protected structure shall incorporate a coffee shop (37 square metres) and art gallery/retail (230 square metres). (Total eight number apartments). (b) Block B: Refurbishment, redevelopment and change of use of original ‘hotel’ structure to include the removal of internal fabric and structure of the hotel and demolition of existing two-storey buildings to the north and two-storey and four-storey buildings to the south of the hotel with proposed erection of a single storey flat roofed structure to the rear. The block will accommodate a medical centre and ancillary uses at ground and first floor (1,085 square metres) and six number by two bedroom and two number by one bedroom apartments with independent access over (Total eight number apartments). (c) Block C: located adjacent to the southern gable of the hotel and fronting Trafalgar Road and Marine Terrace, a four-storey block over basement to accommodate ground floor commercial/retail use (343 square metres) and two number by two bedroom apartments with 13 number by two bedroom, three number by one bedroom and one number by three bedroom apartments over. (Total 19 number apartments). (d) Block D: Located on the corner of Marine Terrace and Cliff Road, a four-storey over basement block with ground floor commercial/office use (226 square metres), Electricity Supply Board substation

(15 square metres), and four number by two bedroom and two number by one bedroom apartments with 21 number two bedroom and six number by one bedroom apartments over. (Total 33 number apartments). (e) Block E: Located on Cliff Road, adjacent to “Cliff bungalow”, Cliff Road and the proposed Courtyard, a three-storey block over basement accommodating five number by one bedroom own door apartment with five number by three bedroom duplex units over with external screened deck access facing northern boundary. (Total 10 number dwelling units). (f) Block F: Located on Cliff Road adjacent to “Cliff bungalow” Cliff Road, a four-storey over basement residential block accommodating six number by two bedroom and one number by three bedroom apartments (Total seven number apartments). (g) Vehicular entrance gates to basement car park accessed from Cliff Road, civic space to front of the La Touche ‘Hotel’ with Courtyard to rear and access to Medical Centre, all external landscaping, signage pole and all external site works. (h) Demolition of protected structures to each side of original La Touche Hotel and of two number residential houses “An Tigin” and “Eureka”, Marine Terrace, Greystones, County Wicklow, all at a site previously known as ‘La Touche Hotel’ (a protected structure), Trafalgar Road, ‘An Tigin’ and ‘Eureka’, Marine Terrace, Greystones, 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

It is considered that the scale, mass and bulk of the new build elements of the proposed development are too proximate to boundaries, would not be in keeping with the pattern of development in the area and would adversely affect the setting of the protected structure. It is considered that the proposed development would seriously injure the residential amenity of properties in the vicinity of the site, particularly those adjoining the northern boundary of the site and would not provide sufficient residential amenity to the future residents of the proposed apartment blocks, with regard to overlooking and overshadowing. The proposed development 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 2010.