



An
Bord
Pleanála

Board Direction
PL27.249081

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th October 2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Under TR18 and TR19 of the Wicklow County Development Plan 2016-2022, it is an objective to support major road improvements by reserving corridors free of development and to co-operate in the upgrade of existing interchanges on the national routes and where appropriate to restrict development adjacent to interchanges to provide for their future enlargement. The site is within the corridor of the M11/N11, which has been identified as requiring upgrade including in relation to road width and junction upgrades. It is considered that development of the kind proposed would be premature pending the determination of a road layout for the area or any part thereof and would materially contravene policies T18 and T19 of the development plan.
2. Notwithstanding the Tourism zoning of the site, the Board considered that the proposed hotel building in view of its scale and character, would be contrary to the provisions of the Bray Municipal District Local Area Plan 2018-2024, having regard to the pattern of development in the area. In this regard the Board noted the policies of the plan, which require that the phasing of development shall generally be in accordance with a sequential approach and avoid prior development of more peripheral sites. The Board considered that

a development of this nature would constitute an incongruous feature in the landscape.

3. Having regard to the scale and layout of the proposed hotel development, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the proposed development would ensure the protection of St Valery's, a protected structure. In particular the Board considered that the impact on the setting of the structure and on views from the house to the surrounding landscape might be adversely impacted, which would significantly affect the character of the protected structure.

Note: The Board also noted the proximity of the proposed development to the river Dargle, which is identified as an important salmonid river, and could not be satisfied, in the absence of a more detailed construction methodology for the development that the potential for significant effects on fisheries and water quality could be ruled out but considered that this issue could be addressed by way of further information. However, having regard to the substantive reasons for refusal set out above, the Board decided not to pursue this issue.

Board Member

Date: 9th October 2018

Maria FitzGerald