



An
Bord
Pleanála

Board Direction
BD-007446-21
ABP-307732-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/02/2021.

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

Reasons and Considerations

Having regard to the:

- i. The location of the development, centrally along the Seafront in Bray, which has retained its Victorian character.
- ii. The zoning objective for Bray Seafront as set out in the Bray Municipal District Local Area Plan 2018-2024, which seeks to protect and enhance the character of the seafront area, and where proposed development will only be permitted where it does not negatively impinge on: (1) the amenity and character of the area; (2) its natural and built heritage; (3) protected views and prospects; and (4) protected structures.
- iii. The proximity of adjoining protected structures as set out in the Bray Municipal District Local Area Plan 2018-2024.

It is considered that the proposed development to be retained would, by virtue of its height, angular form and design at this prominent location, significantly forward of the established building line, and immediately abutting the front and side boundary walls of the existing hotel, have a negative

impact on the visual setting of this Victorian seafront, and would seriously detract from the visual amenities of the area and integrity of adjoining protected structures.

The proposed development to be retained would therefore, be contrary to the Bray Seafront zoning objective of the Bray Municipal District Local Area Plan 2018-2024, would seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 01/02/2021

Terry Prendergast