



An  
Bord  
Pleanála

**Board Direction**  
**BD-007425-21**  
**ABP-308092-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/01/2021.

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

### **Reasons and Considerations**

Having regard to the provisions of the Wicklow County Development Plan 2016 – 2022, the Bray Municipal District Local Area Plan 2018, the Architectural Heritage Protection - Guidelines for Planning Authorities (2011, DoAHG) and the zoning for 'Bray Seafront', to the location of the site in an established urban area and to the nature, form, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area and would not negatively impact on 3 Fontenoy Terrace which is listed on the Record of Protected Structures. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 16 <sup>th</sup> of June 2020 and details submitted on the 2 <sup>nd</sup> of September 2020 in support of the
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	<p>appeal, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>All works to the protected structure, shall be carried out under the supervision of a qualified professional with specialised conservation expertise.</p> <p><b>Reason:</b> In order to protect the character of the protected structure.</p>
3.	<p>Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health.</p>
4.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>

**Note:** The Board decided to omit the Inspector's recommended condition 2 to omit the opening to the south-west/ rear of the kitchen. The Board was satisfied that the ope required and the inclusion of this door at ground floor level would not have an impact on the character and setting of the Protected Structure or on the residential amenities of the area.

**Board Member**

**Date:** 27/01/2021

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Maria FitzGerald