

An
Bord
Pleanála

Board Direction
BD-016924-24
ABP-315393-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/07/2024.

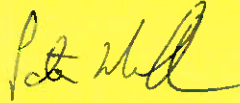
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development would result in a level of density which is which is considered to be excessively high as per Section 3.3.6 of the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities, which recommend a plan led approach to such high levels of density and caution against piecemeal development of excessive density. The development site has not been identified for development of this intensity in the Bray Municipal District Local Area Plan 2018-2024 or in the Wicklow County Development Plan 2022 – 2028 and as such would be contrary to the proper planning and sustainable development of the area.
2. The proposed development would result in an inappropriate scale and height and would fail to present a high-quality response to the existing and emerging streetscape. The four-storey façade to Castle Street would not present an adequate design response to the street by virtue of its flat façade and lack of visual interest. The bulk and massing of the building and its proximity to the site boundaries would result in an urban form that would be overbearing when viewed from the northern approach and from the southern approach and the presentation of a blank façade on the northwestern corner of the building would be highly visible from the northern approach to the town centre and

would fail to contribute to an attractive and well considered streetscape. Therefore, by virtue of the lack of design considerations to provide a high-quality development, the proposal would be contrary to the requirements of Objectives CPO 6.16 and CPO 6.18 of the Wicklow County Development Plan 2022 – 2028 and would not be in accordance with the proper planning and sustainable development of the area.

Board Member



Peter Mullan

Date: 05/07/2024