

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Wicklow County**

**Planning Register Reference Number: 16/159**

An Bord Pleanála Reference Number: PL 27.246496

**APPEAL** by Karl Coffey of 7 Wyvern, Bray, County Wicklow against the decision made on the 5<sup>th</sup> day of April, 2016 by Wicklow County Council to grant subject to conditions a permission to DOT Opportunity Nominee 3 Limited care of MCOH Architects of Old Church, Church Street, Portlaoise, County Laois in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Change of use of Block E - Bray Civic Centre from use as an office, as permitted under planning register reference number 00/66-Bray Town Council, County Wicklow, to use as an educational facility, all at Block E, Bray Civic Centre, Bray, County Wicklow.

## DECISION

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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

Having regard to the 'TC' zoning of the site to provide for the development and improvement of appropriate town centre uses under the provisions of the Bray Town Development Plan 2011-2017, to the site's location adjacent to an existing high quality public transport and proximity to the town centre, it is considered that, subject to compliance with the conditions set out below, the proposed change of use would be consistent with the town centre location, would not seriously injure the amenities of the area and would be acceptable in terms of traffic safety and convenience. 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, 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.

**Reason:** In the interest of clarity.

2. Details of all signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

3. The proposed educational facility shall not operate outside the period of 0830 hours to 1800 hours Monday to Friday inclusive, and shall not operate on Saturdays, Sundays or public holidays and shall be used for adult education only as set out in the appeal documentation.

**Reason:** In the interest of clarity.

4. Prior to the opening of the development, a Mobility Management Strategy for staff and students shall be submitted to, and agreed in writing with, the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and car pooling by staff and students and to reduce and regulate the extent of staff and student parking. The mobility strategy shall be prepared and implemented by the management of the educational facility. Details to be agreed with the planning authority shall include the provision of centralised facilities within the development for bicycle parking, shower and changing facilities associated with the policies set out in the strategy.

**Reason:** In the interest of encouraging the use of sustainable modes of transport.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**