



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 16/1271

Appeal by RGRE J and R Valery's Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 21st day of July, 2017 by Wicklow County Council to refuse permission.

Proposed Development Construction of a four number storey over basement hotel development on a site area of 2.28 hectares. Accommodation to include 141 number bedrooms (21 number at ground floor level, 40 number at first floor level, 40 number at second floor level and 40 number at third floor level); restaurant/bar; meeting rooms, kitchen, reception, toilets at ground floor level and other ancillary accommodation. Accommodation at basement level to include car parking, storage, staff facilities, security, plant, toilets, services and laundry facilities. The overall gross floor area of the development is 14,960 square metres. The development is served by 160 number surface and basement car parking spaces; one number coach parking space; 20 number bicycle parking spaces. Access to the site will be served by new vehicular entrance off Enniskerry Road (R117) via a new bridge over the River Dargle. New pedestrian access off Enniskerry Road (R117) also to be provided. Works to include new boundary treatments along all site boundaries. Noise barrier 4.2 to 8.1 metres in height to be provided along the N11 boundary. On site pumping station to be provided and new 80 millimetres PVC rising main to be constructed from the site boundary northwards crossing the N11 at the Kilbridge

Roundabout outfalling into the public sewer located at the Upper Dargle Road. The development will also include detailed landscaping on site including hard and soft landscaping, all associated site development works, waste management facilities, underground attenuation tanks, SUDS drainage, and all necessary site works to facilitate the development at Saint Valery's, Dargle Valley, Fassaroe, Kilcronee, Bray, County Wicklow. The site is bounded by the N11 to the east and Enniskerry Road (R117) to the south and is located within the curtilage of Saint Valery's House, a protected structure, under the Wicklow County Development Plan 2016-2022 (Reference: 03-34).

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
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 and would, therefore, be contrary to the proper planning and sustainable development of the area.

