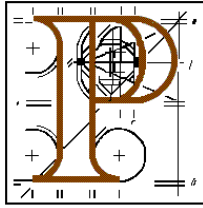


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Wicklow County Council**

**Planning Register Reference Number: 17/1026**

An Bord Pleanála Reference Number: ABP-300203-17

**APPEAL** by O'Connor Whelan Limited of 222-224 Harold's Cross Road, Dublin against the decision made on the 17<sup>th</sup> day of October, 2017 by Wicklow County Council to refuse permission.

**PROPOSED DEVELOPMENT:** A new second floor (274 square metres) to provide for three number apartments (two number two bedroom and one number one bedroom unit), balconies to all apartments, a courtyard garden at second floor level, use of three car parking spaces in the basement for residential purposes, the use of approved bin stores and 16 bicycle spaces in the basement (these were approved under planning register reference number 17/114) and all associated site development works at Zoe House, Church Road/Hillside Road, Greystones, County Wicklow.

## **DECISION**

**REFUSE** permission for the above proposed development based on 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**

The proposed development, by reason of design, mass and form, would adversely affect the character of the Church Road Architectural Conservation Area, and would, thereby, seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the analysis of the Heritage Officer of the planning authority and considered that the scale, mass and design of the proposed development would be incongruous with the established character of the Church Road Architectural Conservation Area.

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

**Dated this            day of            2018.**