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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 17/1272**

**Appeal** by Bray Christian Assembly care of ARC Design of Willowgrove, Delgany, County Wicklow against the decision made on the 30<sup>th</sup> day of May, 2018 by Wicklow County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of building as constructed and all associated site works at 27 Florence Road, Bray, County Wicklow.

**Decision**

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 2 and the reason therefor.

## **Reasons and Considerations**

Having regard to the zoning objective for the area as set out in the Bray Municipal District Local Area Plan 2018 and to the established pattern of development in the area, it is considered that the timber cladding would fail to integrate the church within the streetscape, would be visually dominant and would adversely affect the character and seriously injure the visual amenity of this town centre street. The existing finish, by itself and by the undesirable precedent that would be set for similar development in the vicinity would seriously injure the visual amenities of the streetscape in a prominent town centre site.

## **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.

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**Maria FitzGerald**

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

**Dated this            day of            2018.**