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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 19/391**

**APPEAL** by Niall Melvin care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 30<sup>th</sup> day of May, 2019 by Wicklow County Council to refuse permission.

**Proposed Development:** (a) The demolition (circa 339 square meters) of the two number two-storey residential dwellings on site and (b) the construction of 24 number three bedroom terraced style house units (two – three-storeys in height) ranging in size from circa 104.8-131.1 square meters and each with an associated private rear garden area. The development shall also provide for vehicular and pedestrian access via Ballywaltrim Lane; the provision of new pedestrian footpaths and associated works along Ballywaltrim Lane (to connect with the R767 and R768); 52 number car parking spaces; bicycle storage areas; bin storage areas; a public open space area of circa 3,960 square meters; a wastewater pumping station of circa 96 square meters; all boundary treatment and landscaping works; and all associated site development works on a site of circa 1.15 hectares at ‘Springfields’ and ‘Twin Oaks’, Ballywaltrim Lane, Bray, County Wicklow.

## **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**

The proposed development, by reason of its layout, design, scale and terraced format of housing would be out of character with the existing form of residential development in the vicinity and would represent over-development of a restricted and constrained, steeply sloping site. The proposed development would be out of character with and would fail to respect the pattern of development and established character of the area, would seriously injure the visual amenities of the area and the amenities of residential property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2019**