



Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/1200

APPEAL by Leinster Shipping (Agencies) Limited of Lane Planning and Design of 34 Garden Village Crescent, Kilpedder, County Wicklow against the decision made on the 7th day of January, 2020 by Wicklow County Council to refuse permission.

Proposed Development: (1) Change of use from residential use to office use for the ground floor (119.65 square metres, and first floor (117.76 square metres), (2) provision of ambulant disabled access to the building, as extant, (3) permission is further sought for the preservation of the extant period property to omit the requirement for wheelchair access and wheelchair facilities in order to conserve the property in it's original condition, and (4) all associated site works at Sans Souci, 46 Meath Road, 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

1. The proposed development site is zoned as 'RE-Existing Residential' in the Bray Municipal District Local Area Plan, 2018-2024 with the stated land use zoning objective 'To protect, provide and improve residential amenities of existing residential areas'. This objective is considered reasonable. Having regard to the nature of the proposed development and the location of the site in a predominantly residential area, it is considered that the proposed office development would not represent an appropriate use in this instance and would contravene materially the zoning objective as set out in the local area plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the car parking arrangements for the proposed development, including the lack of sufficient on-site car parking spaces and a dedicated turning area, are seriously deficient and inadequate to cater for the parking demand generated by the proposed development, and would, therefore, be prejudicial to public safety by reason of traffic hazard on the public roads in the vicinity and would tend to create serious traffic congestion.

It is also considered that the traffic turning movements generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2020.