



Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/325

APPEAL by Multilane Limited care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 1st day of July, 2020 by Wicklow County Council to refuse retention permission.

Proposed Development: Retention of weathered outdoor seating enclosure including glazed screens and retractable canopies, total area 68 square metres, at Martello, Heather House Hotel, 47 Strand 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

Having regard to:

- (i) the location of the development, centrally along the Seafront in Bray, which has retained its Victorian character,
- (ii) the zoning objective for Bray 'Seafront' area as set out in the Bray Municipal District Local Area Plan 2018-2024, which seeks to protect and enhance the character of the seafront area, and where proposed development will only be permitted where it does not negatively impinge on: (1) the amenity and character of the area; (2) its natural and built heritage; (3) protected views and prospects; and (4) protected structures, and
- (iii) the proximity of adjoining protected structures as set out in the Bray Municipal District Local Area Plan 2018-2024.

It is considered that the development proposed for retention, by virtue of its height, angular form and design at this prominent location, significantly forward of the established building line, and immediately abutting the front and side boundary walls of the existing hotel, would have a negative impact on the visual setting of this Victorian seafront, and would seriously detract from the visual amenities of the area and integrity of adjoining protected structures.

The development proposed for retention would be contrary to the Bray Seafront zoning objective of the Bray Municipal District Local Area Plan 2018-2024, would seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2021