



An
Bord
Pleanála

Board Order
ABP-309457-21

Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/1169

Appeal by Sidmonton Court Residents' Association care of Maurice Mortell of Sidmonton Court, Bray, County Wicklow against the decision made on the 20th day of January, 2021 by Wicklow County Council to refuse permission to John and Margaret Maguire care of MPBA Architects of 5 Stable Lane, Bray, County Wicklow.

Proposed Development: Development to include refined vehicular access to the existing access arrangements incorporating a 4 metres shared surface road off Sidmonton Court, Bray widening to 5.5 metres within the site and construction of four number detached two-storey houses incorporating solar panels, with two car parking spaces for each house. In addition to four private gardens the development includes additional 278 square metres of public open space off Sidmonton Court, Bray. The development also requires the demolition of a low block wall which transects the site, the culverting of a short section of a stream on the site and associated site works, including minor alterations to existing public footpath. The total application area is 0.2415 hectares, all located between Sidmonton Court and Sidmonton Park, Bray, County Wicklow.

Decision

DISMISS the said appeal under subsection (1)(b) of section 138 of the Planning and Development Act, 2000, 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 Board is satisfied that, in the particular circumstances, the appeal should not be further considered by it having regard to the nature of the appeal which did not appeal the planning authority's decision to refuse permission or any aspect of the planning authority's decision. The Board decided to dismiss the appeal in accordance with the provisions of section 138(1)(b)(i) of the Planning and Development Act, 2000.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *6th* day of *Oct.* 2021.

