

An
Bord
Pleanála

Board Order
ABP-309613-21

Planning and Development Acts 2000 to 2021

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/403

Appeal by Bravenhall Limited care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 8th day of February, 2021 by Wicklow County Council to refuse permission for the proposed development:

Proposed Development: Demolition of 50 square metres, single storey structure to North East of the site; change of use of existing first floor from retail/commercial use to residential/apartment use, comprising 10 number new apartment units; change of use of existing second floor from retail/commercial use to residential/apartment use, comprising 10 number new apartment units; change of use of existing third floor from retail/commercial use to residential/apartment use, comprising eight number new apartment units; construction of two new extra floors above existing building, comprising seven number new apartments per floor totalling 14 number apartments;. construction of new six-storey building as an extension to existing building to the North East corner of the site, comprising two number new apartments per floor totalling 12 number apartments with new pedestrian entrance to rear of building; reconfiguration of existing internal and external car parking areas to

cater for existing and proposed development; alterations to existing services to provide connections to proposed apartment units; all together with associated site works, new boundary wall to North East of building, new refuse storage facilities, cycle parking and drainage connections necessary to complete this development; all at Ravenhall , Dublin Road, Bray, County Wicklow as amended by the revised public notice received by the planning authority on the 14th day of January, 2021 providing for significant further information.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 the policies and provisions of the Bray Municipal District Local Area Plan 2018-2024 and the current Wicklow County Development Plan, the zoning objective for the site, the Urban Development and Building Heights Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in December, 2018, the location of the site in very close proximity to a high quality and reliable public transport

network, and within walking distance of Bray town centre, the nature of the development which involves the reuse and redesign of an existing mixed-use commercial/retail development for use as a residential development over ground floor retail, the layout and design of the proposed development, and the submissions on the file, it is considered that, subject to compliance with the conditions set out below, the proposed development, would be acceptable in terms of its density in this location, would provide for an adequate level of private amenity including parking for future occupants, and would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the visual impact of the existing building, the topography of the site and the proximity to the town centre, and considered that the proposed development would have a positive visual impact in the area. Furthermore, the Board had regard to the retrofit nature of the development, the location at the edge of central Bray and the contents of the Sunlight, Daylight & Shadow Assessment provided by the applicant, and agreed with the planning authorities view that the proposed development would provide for an adequate level of amenity for future occupants in terms of natural light and ventilation. Finally, it is considered that concerns regarding balcony depths and bicycle storage could be dealt with by way of condition.



Conditions

1. (a) The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted to the planning authority on the 18th day of June 2020, the 18th day of December 2020 and the 14th day of January, 2021 by the further plans and particulars received by An Bord Pleanála on the 5th day of March, 2021, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.
- (b) This permission is for 51 number apartment units.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:
 - (a) secure residential bicycle parking shall be provided within the basement parking area,
 - (b) all balcony depths shall have a minimum clear dimension of 1.5 metres,



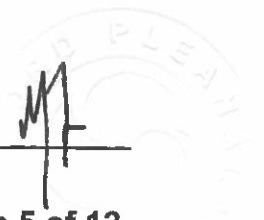
- (c) the balcony to the first floor apartment number 11 shall be increased in area and extended to align with the north west elevation of the apartment, in order to achieve some direct sunlight,
- (d) the balconies to second floor apartment number 22, third floor apartment number 31, fourth floor apartment number 40 and fifth floor apartment number 49 shall be moved so that they align with the north west elevation of the apartments, and shall be 7.5 square metres in area, in order to achieve some direct sunlight,
- (e) the south west facing wall to the stairs which adjoins the balconies to apartment numbers 11, 22, 31, 40, and 49 shall have a light coloured finish, in order to reflect light into the apartments and their attendant balconies.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.



4. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

5. Proposals for a building name, apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all building signs, and apartment numbers, shall be provided in accordance with the agreed scheme. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility.

6. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development/installation of lighting. Such lighting shall be provided prior to the making available for occupation of any apartment unit.

Reason: In the interests of amenity and public safety.



7. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of visual and residential amenity.

8. (a) The car parking facilities hereby permitted shall be reserved solely to serve the proposed development, shall be assigned permanently for the residential development and shall be reserved solely for that purpose. These residential spaces shall not be utilised for any other purpose, including for use in association with any other uses of the development hereby permitted, unless the subject of a separate grant of planning permission.
- (b) Prior to the occupation of the development, a Parking Management Plan shall be prepared for the development and shall be submitted to, and agreed in writing with, the planning authority. This plan shall provide for the permanent retention of the designated residential parking spaces and shall indicate how these and other spaces within the development shall be assigned, segregated by use and how the car park shall be continually managed.

Reason: To ensure that adequate parking facilities are permanently available to serve the proposed residential units (and the remaining development).

9. Prior to the making available for occupation by the developer of the residential units of the proposed development, a Mobility Management Strategy shall be submitted to, and agreed in writing with, the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and carpooling by residents/occupants/staff employed in the development and to reduce and regulate the extent of parking. The mobility strategy shall be prepared and implemented by the management company for all units within the development.

Reason: In the interest of encouraging the use of sustainable modes of transport

10. A minimum of 10% of all communal car parking spaces shall be provided with functioning EV charging stations/points, and ducting shall be provided for all remaining car parking spaces, to facilitate the future installation of EV charging points/stations. Where proposals relating to the installation of EV ducting and charging stations/points have not been submitted with the application, in accordance with the above noted requirements, such proposals shall be submitted to, and agreed in writing with, the planning authority before making available by the developer for occupation of the residential units in the proposed development.

Reason: To provide for and/or future proof the development such as would facilitate the use of Electric Vehicles in the interest of sustainable transport.

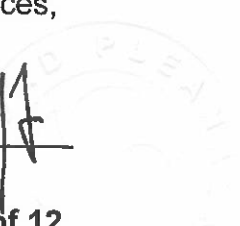
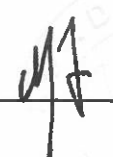
11. The site shall be landscaped (and earthworks carried out) in accordance with the detailed comprehensive scheme of landscaping, submitted to the planning authority by the applicant, unless otherwise agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of residential and visual amenity.

12. (a) A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities for each apartment unit shall be submitted to, and agreed in writing with, the planning authority not later than 6 months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed plan.
- (b) This plan shall provide for screened communal bin stores, the locations and designs of which shall be included in the details to be submitted.

Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.

13. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces,



roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to occupation of the development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

14. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

15. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

16. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.



17. The developer shall enter into water and/or waste water connection agreement(s) with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

18. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

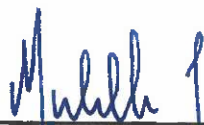
Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the current Development Plan for the area.

19. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.

20. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions*** of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Michelle Fagan

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

Dated this 25th day of February 2022.

