



Planning and Development Acts 2000 to 2021

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/30

APPEAL by O'Connor Whelan Limited of 222-224 Harold's Cross Road, Dublin against the decision made on the 21st day of July, 2021 by Wicklow County Council to refuse permission to the said O'Connor Whelan Limited.

Proposed Development: Development comprising alterations to a previously approved ground floor outdoor seating area (planning register reference number 20/7) in order to remove condition number 2(a) which restricts the permission for two years to allow for a permanent permission; and to provide for a permanent glass and timber structure surrounding the outdoor seating area; the proposed development will be located in front of an existing ground floor café, all at Zoe House, Church Road/Hillside Road, Greystones, County Wicklow; as amended by the revised public notice received by the planning authority on the 1st day of July, 2021 and the 28th day of June, 2021.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the detailed design of the development, in particular, the scale and width of the structure and the selected materials, it is considered that the proposed development would obscure the ground floor of the building, would be overly dominant, would detract from the elegant simplicity intrinsic to the architectural character of the building, which is included on the National Inventory of Architectural Heritage and thereby fail to preserve and/or enhance the character and appearance of the Church Road Architectural Conservation Area. The proposed development would, therefore, adversely affect an Architectural Conservation Area and be contrary to the proper planning and sustainable development of the area.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 13th day of June 2022.