

Planning and Development Acts 2000 to 2021

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/1134

Appeal by PEQ Restaurants Ireland care of Armstrong Planning of 12 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 4th day of November, 2021 by Wicklow County Council in relation to the application by PEQ Restaurants Ireland for permission for development comprising retention of (1) single storey restaurant extension to front/eastern elevation and side/northern elevation with associated signage, (2) signage to side/northern elevation and, (3) all associated site works at Ripasso Italian Restaurant (Protected Structure), 1 Albert Avenue , Bray, County Wicklow in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to condition a permission for retention of signage to side/northern elevation and to refuse permission for single storey restaurant extension to front/eastern elevation and side/northern elevation with associated signage and all associated works).

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 temporary nature, scale and location of the enclosed structure to the front of a protected structure which is prominently located on the seafront and at the end of the terrace it is considered that, subject to compliance with the conditions set out below, including a condition to limit the permission to two years, the proposed development for which retention permission is sought would not seriously detract from the visual amenities of the area or the architectural integrity of the protected structure. The retention of the development would not, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that a short duration temporary grant of retention permission is appropriate in this instance, to allow the applicant to consider a more appropriate design solution, by an appropriately qualified architect, which would adequately protect the architectural integrity of the protected structure and enhance the character of the seafront area and not seriously detract from the visual amenities of the area.


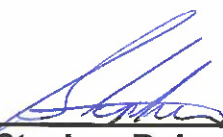
Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. The permission is for a limited period of two years from the date of this Order, at which date the permission shall cease, the structures shall be removed, and the area returned to its former state unless further permission has been granted before the expiry date of this permission.

Reason: Having regard to the temporary nature of the retention permission sought.



Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *26th* day of *April* 2022.