



An
Bord
Pleanála

Board Order

ABP-314579-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/694

Appeal by Kilbride Hill Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 12th day of August, 2022 by Wicklow County Council to refuse permission.

Proposed Development: Amendments to the previously approved planning permission planning register reference number 21/1405, planning register reference number 17/1085 and An Bord Pleanála reference number ABP-301577-18. The development comprises the addition of two number dwelling units increasing the total new dwelling units on the site from 32 to 34. The proposed units will comprise of two number four-bed detached dwelling units and all associated site works, all on a site of circa 3.705 hectares located at Kilbride Hill House, Herbert Road, Bray, County Wicklow (a protected structure).

Decision

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

Reasons and Considerations

Having regard to the proximity of the proposed houses to the southern boundary of the site and to the entrance of the development, it is considered that the proposed development would result in a negative visual impact on the character and setting of the overall development, which responds to its location within the grounds of a protected structure. The proposed development would result in an incongruous form of development within the site, would seriously injure the visual amenities of the area, which would be contrary to the policies and objectives of the Wicklow County Development Plan 2022-2028, and in particular with the RE zoning objective for the site, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Joe Boland

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

Dated this *16TH* day of *January* 2024.