

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/796

Appeal by Cutbush Developments Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 7th day of September, 2022 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Amendments to the previously approved planning permission, planning register reference number 22/214 to include the addition of three number units, to increase the total number of residential units on the entire site from 15 to 18 units, resulting in an increase in overall height from four storeys above ground to five storeys above ground, with screened communal open space at the corner of Main Street and Fatima Terrace at four storeys above ground level and all associated elevational changes and ancillary site works necessary to facilitate the development. No other changes are proposed to the approved residential units or ground floor retail and office use, all at 22-24 Main Street, Bray, County Wicklow.

Decision

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

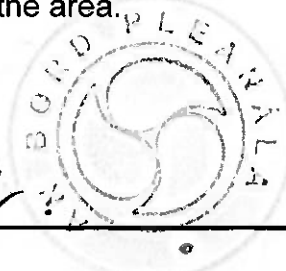
Reasons and Considerations

Having regard to: -

- (a) the existing context, built form, and prevailing height of the surrounding area,
- (b) the amendments proposed under the current planning application, and
- (c) the provisions of the Bray Municipal District Local Area Plan 2018-2024, in particular Objective BT3, which provides that 'Generally, a height of four storeys (including ground floor) will be considered appropriate in the Bray 'town centre' zone, irrespective of adjoining property heights. However, the Council may permit heights above this, where the specific context of the site and the design of the building allow it (for example where additional storeys are set back from street frontage)',

it is considered that the proposed development would be incongruous, disproportionate, and out of character with its surrounding context in terms of its height, scale and massing, and would have a negative dominant impact upon Main Street and Fatima Terrace. The proposed development would be contrary to the provisions of the Bray Municipal District Local Area Plan 2018-2024 (Objective BT3), would seriously injure the visual and residential amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.


Mary Cragg


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

Dated this 15th day of November 2023.