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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 22/1054**

**APPEAL** by Bray Property Development Limited care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 23<sup>rd</sup> day of November, 2022 by Wicklow County Council to refuse permission for the proposed development.

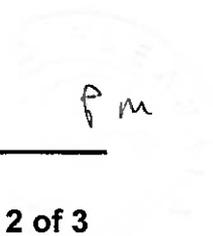
**Proposed Development:** Construction of a 49 number apartment unit building comprising of four storey with fifth and sixth floors set back and containing 17 number one bedroom/two person units and 32 number two bedroom/four person units, new vehicular entrance, 25 number sub-level vehicular parking spaces (including two number disabled spaces), 108 number secure resident and visitor bicycle parking spaces, plant room, communal storeroom, bin storage area, pedestrian entrances off Castle Street, creation of hard and soft landscaped public areas to front (south) and rear (north) of proposed development, hard and soft landscaped rooftop (fifth floor) communal amenity space, roof mounted photo voltaic solar panel array (57 square metres), connections to public infrastructure mains, and all other associated site development works at The former Everest Centre, Castle Street, Bray, County Wicklow.

## Decision

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

## Reasons and Considerations

1. The proposed development would result in a level of density which is considered to be excessively high as per Section 3.3.6 of the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities, which recommend a plan led approach to such high levels of density and caution against piecemeal development of excessive density. The development site has not been identified for development of this intensity in the Bray Municipal District Local Area Plan 2018-2024 or in the Wicklow County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The proposed development would result in an inappropriate scale and height and would fail to present a high-quality response to the existing and emerging streetscape. The four-storey façade to Castle Street would not present an adequate design response to the street by virtue of its flat façade and lack of visual interest. The bulk and massing of the building and its proximity to the site boundaries would result in an urban form that would be overbearing when viewed from the northern approach and from the southern approach and the presentation of a blank façade on the northwestern corner of the building would be highly visible from the northern approach to the town centre and would fail to contribute to an attractive and well considered streetscape. Therefore, by virtue of the lack of design considerations to provide a high-quality development, the proposal would be contrary to the requirements of Objectives CPO 6.16 and CPO 6.18 of the Wicklow County Development Plan 2022-2028 and would not, therefore, be in accordance with the proper planning and sustainable development of the area.



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**Peter Mullan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this *11<sup>th</sup>* day of *July*, 2024.