

An
Bord
Pleanála

Board Order
ABP-318718-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 23736

Appeal by Conor Aherne of 47 Swanbrook, Bray, County Wicklow against the decision made on the 17th day of November, 2023 by Wicklow County Council to grant, subject to conditions, a permission to Jack and Anthony Brabazon care of Thorsdalen Smyth Architects Limited of 25 Beach View, Sutton, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of a visitor parking area and all associated landscaping, drainage, ancillary site works and services. This is a material change of use from lawn/pasture area to a multi bay vehicular parking area. Killruddery House (RPS Number 08-33) and Killruddery House Gates (RPS Number 08-34) are included on the Record of Protected of Structures. The current application does not involve any works or change of use of these Protected Structures, all at Killruddery House, Southern Cross Road, Bray, County Wicklow. (Lands in the townland of Killruddery Demense West located north of the walled garden and west of the farm buildings of Killruddery Demesne).

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.

Reasons and Considerations

The development proposed for retention would be acceptable in principle, having regard to the zoning objective for the site. It is not considered that any adverse impacts on surrounding residential amenity would result from the development proposed for retention. Furthermore, it is not considered that the development proposed for retention would have a significant adverse impact on the setting of the Protected Structures on the site, nor would it have a significant adverse impact on the integrity and setting of the wider Kilruddery Demesne, nor would it have a significant adverse impact on the existing pond area or the wider natural environment. The development proposed for retention would, therefore, subject to compliance with the conditions set out below, be in accordance with the proper planning and sustainable development of the area.


Conditions

1. The development proposed for retention 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 conditions.

Reason: In the interest of clarity.

2. Dust suppression measures including the watering of the gravelled roadways shall be carried out during dry periods.

Reason: To control dust emissions that may arise from the car parking area and in the interest of residential amenity.



Tom Rabbette

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

Dated this 28th day of June 2024.