



An
Bord
Pleanála

Board Order
ABP-318827-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: EX83/2023

WHEREAS a question has arisen as to whether the removal of paint from part of a protected structure at Violet Hill House, Herbert Road, Bray, County Wicklow is or is not development or is or is not exempted development,

AND WHEREAS Maria Gallen care of RML Planning of 3 David Road, Drumcondra, Dublin requested a declaration on the said question from Wicklow County Council and the Council issued a declaration on the 21st day of December, 2023 stating that the matter is development and is exempted development,

AND WHEREAS Maria Gallen care of RML Planning of 3 David Road, Drumcondra, Dublin referred the declaration for review to An Bord Pleanála on the 10th day of January, 2024,

AND WHEREAS An Bord Pleanála, in considering the referral, had regard particularly to:

- (a) Section 2(1) of the Planning and Development Act 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act 2000, as amended,
- (c) Section 4(1)(h) of the Planning and Development Act 2000, as amended,
- (d) Section 57 (1) of the Planning and Development Act 2000, as amended,
and
- (e) the planning history of the site,

AND WHEREAS An Bord Pleanála has concluded that:

- (a) the works constitute development within the meaning of Section 3 of the Planning and Development Act 2000, as amended, and
- (b) the removal of paint from the exterior of part of a protected structure would not materially affect the structure, or any element of the structure which contributes to its special architectural interest and, therefore, the works are exempted development,

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by Section 5(3)(a) of the Planning and Development Act 2000, as amended, hereby decides that the removal of paint from part of a protected structure at Violet Hill House, Herbert Road, Bray, County Wicklow is development and is exempted development.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 16 day of July 2024.