



Board Direction

Ref: 39.233862

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/09.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the following draft reasons and considerations.

REASONS AND CONSIDERATIONS

Having regard to policies, as set out in the Regional Planning Guidelines Greater Dublin Area 2004 – 2016 and Strategy 2006 – 2016 A Platform for Change which provide a framework for strategic land use and integrated transportation planning for the greater metropolitan area of Dublin and to the transportation provisions of the Bray Town Council Development Plan 2005 – 2011, in particular (i) Section 7.4.5, Car Parking Control, which discourages commuter parking, (ii) Section 12.11, Parking and Loading, which provides on-site parking in association with development and (iii) which also provides for financial contributions to publicly funded car parking where shortfalls in parking provision may occur, it is considered that the proposed development of a permanent car park with permanent physical structures and associated lighting in an urban location provided with a public transport network and existing provision for public car parking would be contrary to the above stated policies. Furthermore the provision of a permanent car park, as such would seriously injure the visual amenities of this prominent seafront area and would be detrimental to the amenities of adjoining properties and of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____

Jane Doyle

Date: 02/10/09