



Board Direction

Ref: PL39.241450

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25th April 2013.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the zoning of the site as Primary Residential under the Bray Town Development Plan 2011-2017, the planning history of the site and the pattern of development in the area it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining properties or of the area and would there be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not agree that the proposed development would constitute over-development of the site and considered that the reasons for refusal of prior applications had largely been overcome.

Conditions

1. Plan/partic
2. Cond 5 PA
3. Cond 6 PA
4. Cond 10 PA
5. Water/drain
6. UrbanFinishes 1
7. CMP1
8. Cond 4 PA
9. S.48

Board Member: _____ Date: 26th April 2013
G.J. Dennison