



An
Bord
Pleanála

Board Direction
BD-003533-19
ABP-303570-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/07/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the existing character and the prevailing pattern of development in the vicinity, including nearby vehicular entrances, and having regard to the provisions of the Bray Municipal District Local Area Plan, 2018-2024, it is considered that, the vehicular access elements of the development for which retention is sought and the alteration to the original boundary treatment of the property along Sidmonton Avenue would not seriously injure the visual amenities or the character of the area and would be acceptable in terms of pedestrian and traffic safety, and would, therefore, 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 considered that the alteration to the original boundary treatment of the property along Sidmonton Avenue which comprised a low boundary wall with high hedging, and their replacement with the subject boundary fence would not be inconsistent with the character of property in the vicinity and would not seriously detract from the visual amenities of this residential area.

Conditions

1 Plans and particulars

Board Member

Date: 12/07/2019

Paul Hyde