



An  
Bord  
Pleanála

**Board Direction**  
**BD-005830-20**  
**ABP-306466-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2020.

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

### **Reasons and Considerations**

1. The proposed development site is zoned as 'RE-Existing Residential' in the Bray Municipal District Local Area Plan, 2018-2024 with the stated land use zoning objective 'To protect, provide and improve residential amenities of existing residential areas'. This objective is considered reasonable. Having regard to the nature of the proposed development and the site location in a predominantly residential area, it is considered that the proposed office development would not represent an appropriate use in this instance and would contravene materially the zoning objective as set out in the local area plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the car parking arrangements for the proposed development, including the lack of sufficient on-site car parking spaces and a dedicated turning area, are seriously deficient and inadequate to cater for the parking demand generated by the proposed development, and would, therefore, be prejudicial to public safety by reason of traffic hazard on the public roads in the vicinity and would tend to create serious traffic congestion. It is also considered that the traffic turning movements generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 28/05/2020

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Paul Hyde