



An
Bord
Pleanála

Board Direction
BD-007394-21
ABP-307805-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2021.

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

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the policy of the Wicklow County Development Plan 2016-2022, and the Bray Municipal Development Plan 2018-2024, and the policies of the Retail Planning Guidelines, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development

shall be carried out and completed in accordance with the agreed particulars

Reason: In the interest of clarity.

2. The total net retail space of the forecourt shop shall not exceed 100 square metres. Revised floor plans, indicating a revised internal layout shall be submitted to and agreed in writing with the planning authority.

Reason: To comply with national policy, as set down in the Guidelines for Planning Authorities Retail Planning issued by the Department of the Environment, Community and Local Government in April, 2012.

3. The proposed deli area shall not operate outside the times of 07.00am to 21.00pm.

Reason: In the interest of proper planning and sustainable development of the area.

4. Details of the materials, colours and textures of all the external finishes to the forecourt amenity building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

5. Details of all external shopfront and signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development].

Reason: In the interest of the amenities of the area/visual amenity.

6. No signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

7. Parking areas for the development including lining or other method of demarcation of the individual car spaces shall comply with the requirements of the planning authority for such works.

Reason: To ensure a satisfactory parking layout in the interests of pedestrian and traffic safety and visual amenity.

8. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

9. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health.

10. Prior to commencement of development, the developer shall submit, and obtain the written agreement of the planning authority to, a plan containing details for the management of waste and, in particular, recyclable materials, and for the ongoing operation of these facilities.

Reason: To provide for the appropriate management of waste and, in particular, recyclable materials, in the interest of protecting the environment.

11. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

Board Member

Date: 22/01/2021

Paul Hyde