

An  
Bord  
Pleanála

**Board Direction**  
**BD-008915-21**  
**ABP-310288-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/08/2021.

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 land use zoning of the site as 'AOS: Active Open Space' in the Bray Municipal District Local Area Plan, 2018-2024, and the established use of the site as a sports/recreation facility, 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 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 as amended by the further plans and particulars submitted on the 3<sup>rd</sup> day of December, 2020, the 21<sup>st</sup> day of December, 2020 and the 15<sup>th</sup> day of April, 2021, 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 improvements to the existing site access shown on Drawing Numbers 04999/PL01 & 04999/PL02 received by the Planning Authority on the 15<sup>th</sup> day of April, 2021, shall be completed at the developer's expense and to the written satisfaction of the planning authority in advance of the making available for use of the proposed shed by the developer.

**Reason:** In the interest of protecting the residential amenities of nearby properties.


3. Details of the materials, colours and textures of all the external finishes and of the internal sound insulation properties to the proposed shed shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual and residential amenity.

4. The 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 and to ensure a proper standard of development.

**Board Member**

  
Stephen Bohan

**Date:** 16/08/2021