



**An
Bord
Pleanála**

**Board Direction
BD-010893-22
ABP-311558-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2022.

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 provisions of the Bray Municipal Local Area Plan 2018-2024 including the RE (existing residential) zoning of the site, to the nature, scale, location and orientation and separation distances between the development proposed to be retained and the adjoining existing residential properties and to the planning history and submissions made in connection with the application as set out in the inspector's report, it is considered that the development proposed to be retained, would be acceptable in terms of its impacts on adjoining residential amenity, would not endanger public safety by reason of traffic hazard and would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | <p>The development to be retained shall comply with the plans and particulars lodged with the application submitted except as may otherwise be required in order to comply with the following conditions.</p> <p>Reason: In the interest of clarity.</p> |
| 2. | <p>Apart from any departures specifically authorised by this permission, the development shall be retained /completed in accordance with the conditions of the permission granted under planning register reference number 18/1296.</p> <p>Reason: In the interest of clarity.</p> |
| 3. | <p>Any external lighting of the development proposed to be retained shall be restricted to ground floor level, shall be cowled and directed away from the public road and adjacent residential properties.</p> <p>Reason: In the interests of traffic safety and residential amenities.</p> |

Board Member



Date: 17/06/2022

Patricia Calleary