

An  
Bord  
Pleanála

**Board Direction**  
**BD-012207-23**  
**ABP-312854-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2023.

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**

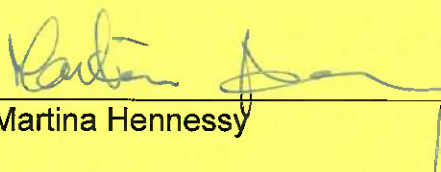
Having regard to the provisions of the Bray Municipal District Local Area Plan 2018-2024, the zoning and the planning history of the site, nature of the permitted development and the modifications proposed, it is considered that the proposed development and the development to be retained, would be acceptable in terms of its impacts on residential amenity, has successfully overcome the previous ground for refusal and would therefore be in accordance with the proper planning and sustainable development of the area.

#### **Conditions**

- |    |   |
|----|---|
| 1. | The proposed development and 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. 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 |
|----|---|

	<p>development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The proposed works shall be completed within one (1) year of the final grant of permission, unless otherwise agreed with the Planning Authority.</p> <p><b>Reason:</b> In the interest of residential amenity.</p>
3.	<p>The glazing within the first floor level window on the north-eastern elevation shall be manufactured opaque and permanently maintained. Details of the proposed screen (materials &amp; finishes) serving the first floor level bedroom shall be submitted for written agreement of the Planning Authority.</p> <p><b>Reason:</b> In the interest of residential amenity.</p>
4.	<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><b>Reason:</b> In the interests of traffic safety and residential amenities.</p>

Board Member

  
 Martina Hennessy

Date: 19/05/2023