



An
Bord
Pleanála

Board Direction
BD-014812-23
ABP-313774-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/12/2023.

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

Reasons and Considerations

Specific Objective TC3 of the Bray Municipal District Plan 2018-2024 seeks to promote active uses above ground floor level and promote the concept of 'living over the shop' and in this respect allows for a relaxation in density, car parking, and open space standards where the development meets a very high quality of design and accommodation. The proposed development comprises of 3 commercial units at ground floor level with 9 apartments set out over 3 floors and takes advantage of this objective and in doing so does not provide for any car parking or public open space. However, the objective also requires that the development meets a very high standard of design and accommodation. Notwithstanding the planning authority's Condition no.4, it is considered that the design of the proposed development, by reason of the irregular pattern of windows, doors, shopfronts and material finishes is not of a sufficiently high standard to ensure compliance with this objective, fails to protect the visual amenity of the streetscape and would set an undesirable precedent for future development along Florence Road. Having regard to the same and having regard to the inadequate safe and covered cycle parking area and by reason of the lack of adequate bin storage for the proposed commercial units, the proposed development would result in an incongruous form of development in the area, would seriously injure the visual amenities of the area, would be contrary to the specific

objective TC3 as set out in the Bray Municipal District Plan 2018-2024 in relation to town centre development and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Stephen Bohan

Date: 08/12/2023