

An
Bord
Pleanála

Board Direction
BD-015620-24
ABP-315977-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2024.

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

It is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of properties in the area. The proposed development would, therefore, be in accordance with the RE Existing Residential zoning objective for the site as set out in the Bray Municipal District Local Area Plan 2018-2024 and to 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.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including 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.

3 Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.


Reason: In order to safeguard the residential amenities of property in the vicinity.

1. The site entrance, access driveway, dishing of kerb and roadside boundary treatment serving the proposed development shall comply with the detailed requirements of the planning authority for such works. Proposals shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of amenity and of traffic and pedestrian safety.

Board Member

Date: 28/02/2024



Liam Bergin