



An
Bord
Pleanála

Board Direction
BD-016954-24
ABP-317559-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/07/2024.

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

Having regard to the provisions of Wicklow County Development Plan 2022-2028, the location of the proposed development within the settlement boundary of Bray on zoned 'Existing Residential' lands, the small scale and nature of the development to be retained in the context of the appeal site and overall protected structure and the prevailing pattern and character of development in the area, it is considered that, subject to compliance with the conditions set out below, the development to be retained does not materially or adversely affect the protected structure, does not seriously injure the amenities of the area or of property in the vicinity and does not negatively impact on the natural heritage of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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. The sheds shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling.

Reason: In the interests of residential amenity.

3. The chicken coop shall be used for 10 or less hen chickens and no male chickens (cock / cockerel / rooster) shall be kept on site.

Reason: In the interest of residential amenity and the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly

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Date: 16/07/2024