



An  
Bord  
Pleanála

**Board Direction**  
**BD-019551-25**  
**ABP-320905-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/04/2025.

The Board decided, by way of majority decision 2:1, to grant permission, for the following reasons and considerations, and subject to the following conditions.

(Direction to issue with Order.)

#### **Reasons and Considerations**

Having regard to the nature, design and location of the proposed development in Bray town centre, and also having regard to the existing vacant retail unit on the application site and the proposal to relocate an existing bookmakers to the application site, it is considered that, subject to compliance with the conditions set out below, the proposed development will not result in an over-concentration of bookmakers in the town centre, would not adversely impact on the vitality and vibrancy of Bray town centre and would not seriously injure the visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission for the bookmakers, the Board considered that, as indicated in the development description and reinforced by way of Condition No. 2 below, the development in and of itself, will not add to the existing number of bookmakers in the centre of Bray town and therefore the subject development does not result in an over concentration of bookmakers in the town centre. The Board also noted that the Bray Municipal District Local Area Plan 2018-2024 is no longer the statutory plan for the area.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by the planning authority on the 9th day of August 2024, 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 the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interests of clarity.

2. Within 1 month of the date of commencement of operations of the bookmakers at the application site, the applicant's existing bookmakers located at No. 111 Main Street, Bray shall cease operations.

**Reason:** To avoid the over-concentration of bookmakers in Bray town centre and to protect the vitality and vibrancy of the area.

3. The hours of operation of the bookmakers shall be restricted to Monday-Saturday: 9 am-9:30pm, Sunday: 10:30 am-6:30 pm.

**Reason:** In the interests of residential amenity.

4. The elevations, signage, external wall and roof finishes shall be as indicated in the plans and particulars submitted with the application unless otherwise agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interests of architectural harmony and visual amenity.

5. All drainage arrangements including the attenuation and disposal of surface water shall be in accordance with details to be submitted to and agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interests of proper and efficient drainage.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 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:** To safeguard the amenities of properties in the vicinity.

**Board Member**



**Date:** 28/04/2025

Tom Rabbette