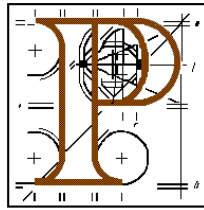


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 15/1225

An Bord Pleanála Reference Number: 27.LV.3298

APPLICATION FOR LEAVE TO APPEAL against the decision of the planning authority by Robert Clarke of 3 Southdale Road, Summertown, Oxford having an interest in land adjoining the land in respect of which Wicklow County Council decided on the 19th day of May, 2016 to grant subject to conditions a permission to Sean and Sally Clifford of 1 Herbert Rise, Bray, County Wicklow.

PROPOSED DEVELOPMENT: Construction of a house (two storey at front and single storey at rear), provision of double vehicular entrance, connection to public mains all associated site works, at (rear of) Koatkeo, Herbert Rise, Bray, County Wicklow

DECISION

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the submissions and documents received in connection with the application for leave to appeal, it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.