



Board Direction

Ref: PL27.244018

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 20th 2015.

The Board decided to grant permission and outline permission, in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the planning history of the site and adjoining lands, to the pattern of development in the vicinity and to the zoning and other provisions of the Wicklow Town - Rathnew Development Plan 2013 - 2019, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would not be out of character with the pattern of development in the area, and would be acceptable in terms of traffic safety and convenience. 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, the Board considered that the development of this site would represent an infill development that was generally consistent with the pattern of development in the area, and that the proposed dwelling would not seriously interfere with the residential amenities of adjoining properties, would comply generally with the residential standards set out in the current Development Plan for the area, would not represent over-development of the site, and would not constitute an unacceptable form of backland development in the context of the site and its surroundings.

Conditions

1. The plans and particulars to be submitted by way of a separate application for permission consequent shall include the following:
 - (a) a comprehensive site survey, to a scale of not less than 1:500, including contours at intervals of 0.5 metres, showing all existing boundaries and other features;
 - (b) a site layout plan to a scale of not less than 1:500 showing the layout of the proposed house and driveway;
 - (c) the proposed finished ground floor levels of the house and garage by reference to existing site levels, finished ground floor and roof levels of all neighbouring houses, and the road level at the proposed entrance;
 - (d) proposals for the landscaping of the site; and
 - (e) full details of the proposed entrance to the public road, including any walls or railings.

Reason: To enable the application for permission consequent to be fully assessed.

2. The demolition of the existing dwelling on the site shall be carried out in accordance with a detailed Demolition Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any site or demolition works. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during demolition and site clearance, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

3. Water supply and drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

4. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

5. The external wall finishes of the proposed house and garage shall consist mainly of plaster/dash. Roof colour shall be blue-black or dark grey, using slate only. Full details of the finishes shall be submitted with the application at permission consequent stage.

Reason: In the interest of visual amenity.

6. (a) The rear garden of the proposed house shall be bounded with 1.8 metre high concrete block walls, capped and rendered on both sides, or by 1.8 metre high timber fences with concrete posts.

(b) The wall between the proposed site and the adjoining site to the north, and the wall along the side boundary between the proposed driveway and that site, shall be not less than 1.8 metres in height and shall be capped and rendered on both sides, to details to be submitted at permission consequent stage.

Reason: In the interest of residential and visual amenity.

7. The proposed garage shall be located so as not to interfere with the proposed services running along the southern side of the site, and any wayleave that may be specified for these services by the planning authority.

Reason: To protect these piped services.

8. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the proposed house without a prior grant of planning permission.

Reason: In the interest of residential amenity.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member: _____ Date: 20th February 2015
Philip Jones