



An  
Bord  
Pleanála

**Board Direction**  
**BD-004956-20**  
**ABP-305715-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2020.

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 nature, extent and design of the proposed development and the provisions of the Wicklow County Development Plan 2016 - 2022 and the Greystones – Delgany and Kilcoole Local Area Plan (LAP) 2013 – 2019, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities 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 carried out and completed in accordance with the plans and particulars lodged with the application on the 11<sup>th</sup> of July 2019 and as modified by further information received on the 17<sup>th</sup> of September 2019 except as may otherwise be required in order to comply with the following conditions.

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

2. The use of the independent living unit shall be ancillary to the use of the main house and shall be occupied only by an immediate family member of the occupants of the main house. The independent living unit shall not be sold or let as a separate living unit and the garden area shall not be subdivided.

Within seven years of the date of this order, unless otherwise authorised by a separate grant of planning permission, the use of the independent living unit shall cease and revert to be an integrated part of the main house.

**Reason:** To restrict the use of the extension in the interest of residential  
ity.

3. 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.

**Board Member**

**Date:** 17/01/2020

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Michelle Fagan