



Board Direction

Ref: PL27.245870

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th April 2016.

The Board decided by a majority of 2:1 to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development, the distances to European Sites and the low potential for connectivity, the Board is satisfied that the proposed development, by itself or in combination with other development, would not be likely to result in significant effects on European Sites.

Having regard to the nature and scale of the proposed development, the pattern of development in the area, the policies of the planning authority as set out in the Wicklow County Development Plan 2010 – 2016, and the provisions of the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government (2005), it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic, as amended
2. Occupancy
3. (1) RuralFinishes
(2) RuralRoof
4. LanHouse 1 as per Inspector

5. Rural entrance - wing walls to be of stone or of sod-and-stone;
RuralFrontBound 1.
6. Rural WaterDrain
7. Well 1
8. RuralAccessDrive
9. RuralDrainage 2
10. The proposed soil polishing filter shall be increased in size to provide percolation trenches to serve a population equivalent of six. Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

PropTS 4 – (a) EPA Code of Practice; (e) submit a report to the planning authority; raised polishing filter

11. RuralUnderground
12. Section 48 Unspecified

Board Member: _____ Date: 18th April 2016
Fionna O' Regan