



Board Direction

Ref: PL27.246781

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 26th, 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 and Wicklow County Development Plan 2010-2016, to the nature, form, scale and design of the proposed development, and to the pattern of development in the vicinity of the site, 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, 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. Standard plan particulars condition and reason.
2. The proposed development shall be amended as follows:
 - a) the windows in the first floor rear (western) elevation serving the ensuite, bathroom and bedroom shall be glazed in frosted glass.

Reason: In the interest of residential amenity.

3. The roofs of the proposed dwellings (including ridge tiles) shall be blue-black or dark grey in colour. Details of the all other materials, colours and textures of all the external finishes to the proposed

dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services and no surface water from the proposed development/site shall be allowed to discharge onto adjoining properties or the public road. This shall include details of connection to surface water infrastructure, which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours 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: In order to safeguard the [residential] amenities of property in the vicinity.

6. S.48 General Contribution and reason – unspecified.

Board Member: _____ Date: September 27th, 2016
Nicholas Mulcahy