



An
Bord
Pleanála

Board Direction
PL27.248401

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 29th 2017.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning provisions of the

- the Wicklow County Development Plan 2016-2022 and
- the Greystones/Delgany & Kilcoole Local Area Plan 2013
- R22 Residential zoning with a stated objective 'to provide for the development of sustainable residential communities up to a maximum density of 22 units per hectare and to preserve and protect residential amenity

and to the pattern of development in the area, the proximity to the village centre of Delgany and to the proposed road junction and pedestrian route upgrade works it is considered that subject to compliance with the conditions as set out below the proposed development would not constitute a traffic hazard and would be acceptable in terms of visual and residential amenity and density and 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 concurred with the Planning Authority that subject to compliance with appropriate conditions the proposed development would provide for adequate improvements of the pedestrian facilities, would not be premature as it seeks to address current deficiencies and would not set a negative precedent for other developments and would not constitute a traffic hazard or adversely affect the use of Bellevue Hill by traffic. It considered that the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Plans and particulars.
2. The permission hereby granted is for 82 units.
3. a) No dwelling shall be constructed within the site until the proposed road/pedestrian works to the Bellvue Hill Road are completed.

b) No development shall commence until the Road Authority has confirmed in writing that the junction upgrade of the Bellvue Hill / R762 has been designed and no dwelling shall be constructed until the upgrade of the Bellvue Hill / R762 has been completed. Such completion shall be confirmed in writing by the Road Authority.
4. As per PA condition 16
5. As per PA condition 18
6. Standard urban drainage condition.
7. Standard public lighting and road condition.
8. CMP
9. Landscaping Condition as per PA C20.
10. Std Archaeology condition
11. Std taking in charge condition
12. Part V Condition.
13. Std Bond Condition
14. S48 Unspecified

Board Member

Date: 29.09.17

Paul Hyde