



An
Bord
Pleanála

Board Direction

PL27.248510

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th August 2017.

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 and extent of the proposed development relating to the conversion of a long-established structure to residential use in the countryside and to the provisions of Objective HD25 of the Wicklow County Development Plan 2016-2022, which supports the conversion of such structures to residential use, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide a satisfactory standard of accommodation for occupiers of the property, would be in accordance with the provisions of the Wicklow County Development Plan, 2016-2022 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. 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.

3. The chimney shall be finished in a smooth painted render to match the render finish on the retained extension.

Reason: In the interest of residential and visual amenity.

4. 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 within three months of the date of this order 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 An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, 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: 9th August 2017

Maria FitzGerald