



An  
Bord  
Pleanála

**Board Direction**  
**PL27.248929**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on January 29<sup>th</sup> 2018.

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 provisions of the Wicklow County Development Plan 2016 – 2022 and the Greystones-Delgany and Kilcoole Local Area Plan 2013 – 2019, to the pattern of development in the area, to the planning history of the site and to the zoning of the site and its location within the urban boundary of Kilcoole and the 50kmph zone, the Board considered that the proposed development would represent an appropriate design response to the site and would not seriously injure the residential amenities of adjoining properties or the visual amenities of the area. It further considered that, subject to the conditions as set out below, the proposed development would be acceptable in terms of pedestrian and traffic safety 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 and considered that the proposed revised entrance location further west of the existing entrance substantially overcame the previous reason for refusal and considered that the proposed sightlines were acceptable in terms of would compliance with the Design Manual for Urban Roads and Streets (DMURS

## Conditions

1. Plans and particulars
2. Materials and finishes
3. As per PA c10
4. Landscaping as per PA c12
5. CMP 1
6. SUDs Conditon as per PA C7
7. Bond
8. S48 Unspecified

**Board Member**

**Date:** 29.01.18

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Paul Hyde