



An
Bord
Pleanála

Board Direction
BD-003219-19
ABP-303739-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6/6/2019.

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 location of the proposed development in an area zoned for residential development in the Newtownmountkennedy Local Area Plan 2008 - 2018 and the pattern of residential development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenity of existing property in the area, would be acceptable in terms of traffic safety and convenience and would accord with the zoning objective for the area set out in the Local Area Plan, with the standards for residential development set out in the Wicklow County Development Plan and with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 5th day of November 2018, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning

authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

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. Details of the materials, colours and textures of all the external finishes to the proposed dwelling 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. The dwelling constructed shall be single storey only. No windows or rooflights shall be provided other than as shown on the drawings hereby permitted.

Reason: In the interest of clarity and to prevent overlooking of the adjoining property.

5. Prior to commencement of development, the final design and finishes of the set-back area of the entrance onto the public road shall be agreed in writing with the planning authority.

Reason: In the interests of traffic safety.

6. 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 prior to commencement of development 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: 06/06/2019

Dave Walsh