



An  
Bord  
Pleanála

**Board Direction**  
**BD-003615-19**  
**ABP-303811-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/07/2019.

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 provisions of the Wicklow County Development Plan 2016-2022, specifically the Population and Housing Objectives in relation to Level 5 Settlements and the nature of the proposed development consisting of minor revisions to the height and design of the crèche building within an existing permitted scheme, 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 or the amenities of property in the vicinity. The proposed development would, therefore, be in accordance 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, 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 out in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

- 2 The development shall be in comply with the conditions attached to the permission granted under, appeal reference number PL 27.246799 (PRR 15/524), except as amended in order to comply with the attached conditions.

**Reason:** In the interest of clarity.

- 3 Condition no. 6 of PL 27.246799 (PRR 15/524) shall be omitted.

**Reason:** To ensure consistency with the Development Plan policy for the area.

- 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 prior to the 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:** 24/07/2019

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Terry Prendergast