



An
Bord
Pleanála

Board Direction
BD-004664-19
ABP-305264-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/12/2019.

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 modest scale of the two separate ground floor units, to the specific location and current visual form of the premises, to the nature, scale and design of the proposed development, to the surrounding pattern of development and to the provisions of the Wicklow County Development Plan 2016 -2022 and the Wicklow-Rathnew Development Plan 2013 – 2019, 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, would not materially affect town centre functions within the wider area, would be acceptable in terms of pedestrian and traffic safety and, by reference to the specific location of the site and the nature of the current building form, would not set a precedent. 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 on the 24th of May 2019, 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. Prior to the commencement of development, the developer shall enter into water and/ or waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between the hours of 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

Note: the Board noted the applicability in this case, of paragraph 4.10 of the Wicklow County Council Development Contribution Scheme 2015, which states that ‘development contributions shall not be charged on a change of use permission, where such change of use does not result in a significant intensification of demand on public infrastructure’.

Board Member

Date: 05/12/2019

Chris McGarry