



An
Bord
Pleanála

Board Direction
BD-005980-20
ABP-306851-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2020.

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, extent and design of the proposed development and the provisions of the Wicklow County Development Plan 2016 – 2022 and the Ashford Town Plan 2016 - 2022, the Board 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. 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 19th of December 2019, and as amended by the further plans and particulars submitted on the 9th of March 2020 in support of the appeal, 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. The proposed development shall be carried out in accordance with the following requirements:
 - (a) A 1.9 metre high screen of obscured glazing shall be provided to the side/south-west and rear/south-east of the decking area as indicated on the drawing submitted to An Bord Pleanála with the appeal documentation on the 9th day of March, 2020. This shall be permanently left in situ.
 - (b) Details of the support guardrails and the level of glazing obscurity to be provided.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

3. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 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 residential amenities of property in the vicinity.

Board Member

Date: 20/06/2020

Paul Hyde