



An
Bord
Pleanála

Board Direction
BD-007127-20
ABP-308207-20

The submissions on this file (including the drawing received from the planning authority on 09/12/2020) and the Inspector's report were considered at a Board meeting held on 09/12/2020.

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 changing character of development in the area and subject to compliance with the conditions set out below it is considered that the proposed development would not detract from the architectural quality of the area or seriously injure the residential amenity of adjoining property through overlooking or overshadowing and would, otherwise, be in accordance with the provisions of the Wicklow County Development Plan 2016-2022. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>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 in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The first-floor and second floor terraces shall be fitted with non-transparent screening, 1.8m high measured from the internal floor of these terraces, for their full lengths of their northern and western elevations. Prior to commencement of development, the developer shall submit to, and agree with the planning authority, plans and particulars providing for this amendment.</p> <p>Reason: In the interests of residential enmity.</p>
3.	<p>Apart from any departures specifically authorised by this permission, the development shall be retained and completed in accordance with the terms and conditions of the permission granted on the 15th day of October, 2019 under An Bord Pleanála appeal reference number ABP-304844-19 (planning register reference number 19/427) and any agreements entered into thereunder.</p> <p>Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.</p>

Board Member

Date: 09/12/2020

John Connolly