



An
Bord
Pleanála

Board Direction
BD-007655-21
ABP-308754-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2021.

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 and scale of the proposed development, its location at the edge of the village of Kilcoole, the provisions of the Wicklow County Development Plan 2016-2022 and Greystones – Delgany & Kilcoole Local Area Plan, 2013-2019, the Board considered that subject to the compliance with the conditions set out below, the proposed development would not be injurious to the amenities of the area, would not give rise to the creation of a traffic hazard and would 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, as amended by the further plans and particulars submitted on the 14th day of August, 2020, 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 grant of permission shall cease on or before 3 years from the date of this order unless a prior grant or permission has been obtained. The use shall cease and the structures shall be removed unless a prior grant of permission for the retention of the structures and continuation of the use has been obtained.

Reason: In the interest of clarity and visual amenity.

3. (a) The proposed development shall connect to the public foul sewer.
(b) Water supply and drainage arrangements, including the attenuation and disposal or surface water, shall comply with the requirements of the planning authority for the area.

Reason: In the interest of public health.

4. (a) The roadside boundary and footpath as delineated on Drawing D1919-C-07, received by the Planning Authority on the 14th day of August 2020, shall be completed to the satisfaction of the Planning Authority prior to the construction of the temporary prefab.
(b) The proposed timber post and rail fence shall not be constructed. The revised roadside boundary wall shall match the existing boundary wall at this location.

Reason: In the interests of traffic safety and in the interest of protecting the architectural heritage of the area.

5. All trees and hedgerow on the site boundaries shall be retained and maintained with the exemption of those strictly required to facilitate the development.

Reason: In the interests of visual amenity.

Board Member

Date: 04/03/2021

Paul Hyde