

**An
Bord
Pleanála**

**Board Direction
BD-010249-22
ABP-310652-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2022.

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 location of the application site in an established residential area zoned for residential development in the Greystones, Delgany and Kilcoole LAP 2013, the pattern of development in the area, the availability of vehicular and pedestrian access and subject to compliance with the conditions set out below it is considered that the proposed development would not seriously injure the amenity of the area or of property in the vicinity, would accord with the provisions of the Wicklow County Development Plan 2016 - 2022 and 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Foul and surface water drainage arrangements shall comply with the requirements of the planning authority for such works.

Reason: In the interest of public health.

3. Prior to the commencement of development, the developer shall enter into water and/or wastewater connection agreements with Irish Water.

Reason: In the interest of public health.

4. Prior to the commencement of development, a comprehensive boundary treatment and landscaping scheme, including for the provision of a 2 metre solid timber fence along the northern boundary of the site, shall be submitted to and agreed in writing with the planning authority. The boundary treatment and landscaping works on site shall be completed in accordance with the agreed scheme.

Reason: in the interest of visual and residential amenity.

5. All existing mature trees along the northern boundary of the site shall be retained and preserved against damage during construction work. Protective measures to be taken shall include the erection of a one metre high fence, within the application site area just beyond the crown spread of the trees/groups of trees to be maintained in position for the full construction period. To lessen the risk of fire any weed growth within the fenced area shall be controlled by the use of a granular selective herbicide. Ground level within the fenced area shall not be raised or lowered. No construction plant or machinery shall be stored within the fenced area. Storage of all materials, including topsoil, chemical and fuels, shall be outside of the fenced area.

- Details of the fencing shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

Reason: in the interest of visual and residential amenity.

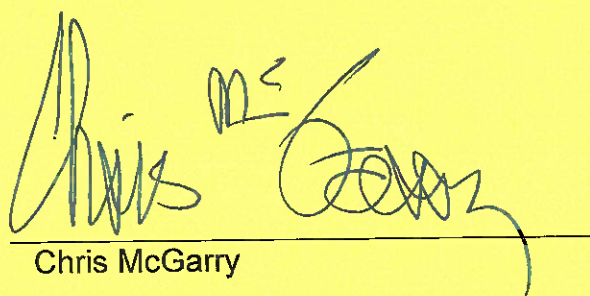
6. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between the hours of 0800 to 1400 Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.

Reason: In the interest of residential amenity.

7. 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. 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 the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 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



Chris McGarry

Date: 14/03/2022