



An
Bord
Pleanála

Board Direction
BD-010903-22
ABP-311747-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/06/2022.

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.

1.0 Reasons and Considerations

Having regard to the nature and scale of the proposed development, its location at the edge of Kilcoole town centre, in an area well served by public transport and close to and accessible to services, residential areas, and public amenities, the provisions of the *Wicklow County Development Plan 2016-2022* and the *Greystones - Delgany & Kilcoole Local Area Plan 2013-2019*, including Objectives CD18 and CD19; it is considered that the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the vicinity, and be acceptable in terms of traffic, pedestrian safety, and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

2.0 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 30 th of July 2021
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	<p>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>Prior to the commencement of development, the developer shall submit to and for the written agreement of the Planning Authority:</p> <ul style="list-style-type: none"> a) Final design details for the proposed access road and its junction with the Regional Road - R761, including cycle and pedestrian facilities. b) Proposals to close off the existing field entrance to the site from the R761. c) Details of the roadside boundary set back in accordance with the plans and particulars submitted on the 30th of July 2021, in particular Drawing No. D1919-MAL-00-XX-C-01. <p>The above works shall be designed in accordance with the requirements of the Planning Authority.</p> <p>Reason: In the interest of amenity and of traffic and pedestrian safety.</p>
3.	<p>Prior to the commencement of development, the developer shall submit to and for the written agreement of the Planning Authority proposals including revised layout plans to comply with the following:</p> <ul style="list-style-type: none"> a) The lands allocated for the provision of a cycle track and footpath on the southern side of the proposed access road shall be retained as a grass verge unless otherwise agreed in writing with the Planning Authority. b) A proposal for the intended boundary treatment to the south of the proposed access road. <p>Reason: In the interest of amenity and of traffic and pedestrian safety.</p>

4.	<p>Prior to the commencement of development, the developer shall submit, the written agreement of the Planning Authority, proposals including revised drawings (elevations, sections, plans, etc.) to comply with the following:</p> <p>The administration centre building shall be constructed with the following:</p> <ul style="list-style-type: none"> a) All first-floor windows in the north elevation shall be omitted and replaced with high level windows a minimum of 1.8m above internal floor level. b) The first-floor balcony on the west elevation shall be redesigned to incorporate an opaque glazed screen a minimum height of 1.8m. <p>Prior to the commencement of development, the developer shall submit to and for the written agreement of the Planning Authority revised drawings (elevations, sections etc.) to demonstrate compliance with the above requirements.</p> <p>Reason: In the interest of residential amenity.</p>
5.	<p>The revised roadside boundary wall shall match the existing boundary wall at this location.</p> <p>Reason: In the interests of traffic safety and in the interest of protecting the architectural heritage of the area.</p>
6.	<ul style="list-style-type: none"> a) The landscaping scheme (drg no. PP327-03) and implementation of the hedgerow protection plan (drw no. PP327-02) as submitted as further information to the Planning Authority on 30th July 2021 shall be overseen by a qualified Landscape Architect and carried out within the first planting season following substantial completion of external construction works and be in accordance with the Landscape Specifications (drw no. PP327-04) (submitted to the Planning Authority as further information on 30th July 2021).

	<p>b) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the Planning Authority.</p> <p>c) When all landscape works are inspected and completed to the satisfaction of the Landscape Consultant, a Practical Completion Certificate shall be submitted for the written agreement of the Planning Authority, as verification that the approved landscape plans and specifications have been fully implemented.</p> <p>Reason: In the interest of residential and visual amenity.</p>
7.	<p>All trees and hedgerow on the site boundaries shall be retained and maintained with the exemption of those strictly required to facilitate the development.</p> <p>Reason: In the interests of visual amenity.</p>
8.	<p>Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.</p> <p>Reason: In the interest of public health.</p>
9.	<p>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, as amended. The contribution shall be paid prior to 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</p>

to An Bord Pleanála to determine the proper application of the terms of the Scheme.

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



Terry Ó Niadh

Date: 20/06/2022

