



An
Bord
Pleanála

Board Direction
BD-014389-23
ABP-314486-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/10/2023.

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 provisions of the Wicklow County Development Plan, 2022-2028, and the specific characteristics of the site and surrounds, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential and visual amenities of the area and would constitute an acceptable form of development at this location. In addition, based on the documentation submitted with the application and appeal, the Board is satisfied that Applicant has demonstrated a 'social' rural housing need as per the specific requirements of Policy Objective CPO 6.41 of the Wicklow County Development Plan, 2022-2028. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

As per Inspector report with the following amendments and additions:

- i) Replace condition 6 to reference updated EPA Code of Practice 2021.

- ii) Add the following condition:

The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. All trees and hedgerows within and on the boundaries of the site shall be retained and maintained, with the exception of the following:

- a) Specific trees and hedgerows, the removal of which is authorised in writing by the planning authority to facilitate the development.
- b) Trees which are agreed in writing by the planning authority to be dead, dying or dangerous through disease or storm damage, following submission of a qualified tree surgeon's report, and which shall be replaced with agreed specimens.

Retained trees and hedgerows shall be protected from damage during construction works. Within a period of six months following the substantial completion of the proposed development, any planting which is damaged or dies shall be replaced with others of similar size and species, together with replacement planting required under paragraph (b) of this condition.

Reason: To comply with policy objective CPO 17.23 of the Wicklow County Development Plan and in the interest of visual amenity.

Board Member


Mary Cregg

Date: 1/11/2023