

An
Bord
Pleanála

Board Direction
BD-012609-23
ABP-315278-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

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

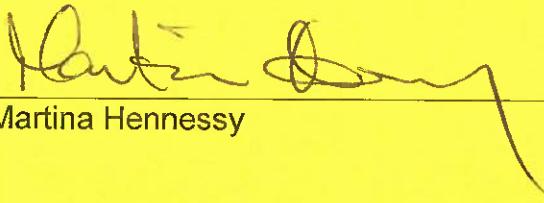
Having regard to the scale and nature of the proposed development on a public road, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity, would be acceptable in terms of traffic safety and convenience and 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, and as revised by the plans and particulars received on the 28th day of October, 2022, 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 two number parking spaces shall be used for purposes ancillary to the use of the main dwelling house as a residence. They shall not be sold or rented independently of the main dwelling house.</p> <p>Reason: To protect the residential amenity of houses in the vicinity.</p>
3	<p>Site development and building works shall be carried out only between the hours of 0700 and 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on 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.</p> <p>Reason: In order to safeguard the amenities of properties in the vicinity.</p>
4	<p>Water supply and drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health and surface water management.</p>

5	<p>Prior to commencement of development, the Applicants shall submit a Construction Management Plan to Wicklow County Council for its written agreement. This should demonstrate how construction-related traffic can be accommodated without unduly impacting the houses on Manifold's Lane and the pedestrian access to the adjoining residential properties on Martin's Lane.</p> <p>Reason: In the interest of clarity and the safety of residents of adjoining houses.</p>
---	--

Board Member


Martina Hennessy

Date: 27/06/2023

