

An  
Bord  
Pleanála

**Board Direction**  
**BD-016177-24**  
**ABP-317895-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2024.

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 zoning of the site for residential development in the Wicklow/Rathnew Town Development Plan 2013 – 2019 and the wider provisions of the Wicklow County Development Plan 2022-2028, the relevant planning history and to the nature and scale of the proposed development and development proposed to be retained, it is considered that, subject to compliance with conditions below, the development would comprise reasonable modifications to the development previously permitted under the Planning Authority Reg. Ref. 16/514 and amended under 17/445 and 18/635, that would not seriously injure the visual or residential amenities of the dwellings or property in the area, and would comply with the relevant standards of the Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

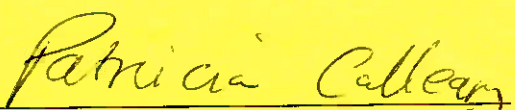
1. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the plans and particulars lodged with the application submitted on the 8th day of June 2023, except as may otherwise be required in order to comply with the following 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 development shall be carried out and completed in accordance with the relevant terms and conditions of the permission granted under the Planning Authority Reg. Ref. 16/514 and amended under 17/445, and any agreements entered into thereunder, except as amended in order to comply with the conditions attached to this permission. The duration of the permission granted herein shall expire with the expiration of the planning permission granted under Planning Authority Reg. Ref. 16/514, as extended pursuant to Section 42 of the Planning and Development Act, 2000 (as amended), by Planning Authority Reg. Ref. 21/630.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

Board Member

  
Patricia Calleary

Date: 30/04/2024