



An  
Bord  
Pleanála

**Board Direction**  
**BD-017320-24**  
**ABP-318287-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/08/2024.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the nature, design and location of the development that is proposed to be retained and to the provisions of the Wicklow County Development Plan 2022-2028, and having regard to the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the development, that consists of minor revisions to that previously granted permission by An Bord Pleanála under reg reference ABP-306754-20 would not seriously injure the amenities, including residential amenity, of the area, or properties in the vicinity, would be acceptable in terms of traffic safety, and would therefore be in accordance with the proper planning and sustainable development of the area.

### **Note:**

In deciding not to accept the Inspector's recommendation to refuse permission, the Board firstly considered the revisions put forward to be minor in the context of the development previously permitted and taking account of the urban infill context of the site and existing development, the Board was satisfied that the open space provision was acceptable and would not be contrary to the provisions of the Wicklow County Development Plan 2022-2028 and the development would not seriously injure the amenities, including residential amenity, of the area.

## Conditions

1. Plans and Particulars (Standard wording)
2. Condition 2 of PA decision (Standard wording)
3. Condition 3 of PA decision (standard wording)
4. Apart from development permitted, as amended by conditions, comply with parent permission, ABP-306754-20 (Standard wording)

**Board Member**



Patricia Calleary

**Date:** 27/08/2024