



An
Bord
Pleanála

Board Direction
BD-016733-24
ABP-318702-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2024.

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 nature and scale of the proposed development, to the planning history that pertains to the site and to the provisions contained in the Wicklow County Development Plan 2022 – 2028, including Appendix 2 Single Rural House Design Guidelines - Entrance Design & Driveways, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety and convenience, would not seriously injure the residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 received by the planning authority on the 1st day of November, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) Within six months of the date of this Order, the proposed works shall be carried out and, on completion of these works, photographic evidence shall be submitted to the planning authority.
- (b) The new section of wing wall shall match the existing wall in terms of finish and height.
- (c) The levelled section of road verge either side of the entrance shall be finished in grass and kept free of planting or street furniture that may inhibit sightlines.
- (d) Any gates shall open laterally or inward and not outward onto the public domain.

Reason: In the interest of traffic safety and visual amenity.

Board Member



Date: 19/06/2024

Patricia Calleary