



An
Bord
Pleanála

Board Direction
BD-018992-25
ABP-320858-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2025.

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, in particular Policy Objective CPO 6.21, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of design, would not seriously injure the existing 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, 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. The window in the proposed north-western elevation at first-floor level shall be in manufactured opaque or frosted glass and shall be permanently maintained as such. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of ensuring the privacy of adjoining property.

3. The attic space shall be used for storage space only and shall not be used for human habitation.

Reason: In the interest of the proper planning and sustainable development of the area and to safeguard the residential amenities of adjoining properties.

Board Member


Emer Maughan

Date: 20/02/2025