

An
Coimisiún
Pleanála

Direction

CD-020496-25

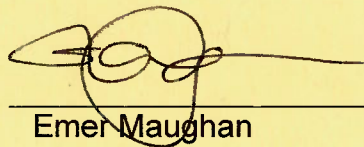
ABP-322403-25

The submissions on this file and the Inspector's report were considered at a meeting held on 15/08/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Emer Maughan

Date: 19/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the design, form and location of the proposed Worship Hall adjoining Saint Patrick's Church (a Protected Structure) and within lands zoned CE – Community and Education, which have the objective 'To provide for civic, community and educational facilities,' it is considered that the proposed development would accord with the provisions of the Wicklow County Development Plan 2022-2028 including Objectives CPO 8.10 and 8.13. Subject to compliance with the conditions set out below, it is considered that the proposed development would not unduly impact on the architectural character and setting of the Protected Structure, provides

a considered architectural response to the site and historic setting, would not impact on burial plots, would not be located in an area subject to flooding, would not give rise to significant effects on ecology, and would not have significant impacts on bats and birds. The proposed development, would, therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The 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 10th day of March 2025, 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 mitigation measures and recommendations contained in the Ecological Impact Statement and the Bat and Bird Assessment shall be implemented.

Reason: To protect bats, birds and the ecology of the site.

3. Details of the materials, colours, and textures of all the external finishes to the proposed building shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Drainage arrangements, including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Eireann (Irish Water) to provide for service connections to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water / wastewater facilities.

6. An Operational Waste Management Plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including capacity requirements and the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials within the development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained, and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

7. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of visual amenity.

8. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

9. a) Prior to commencement of development the developer shall retain the services of a suitably qualified licensed archaeologist at the developer's expense to advise regarding the archaeological implications of the development site. Notification of these arrangements shall be submitted to and agreed with the planning authority prior to commencement of any development.
- b) The developer shall employ the archaeologist to test the site prior to development. ~~The testing programme will be undertaken as outlined in the Archaeological Assessment (Aug 2024).~~ Facilities such as may be required shall be available to the archaeologist for this purpose.
- c) The archaeologist shall submit a report to the planning authority outlining the results of the investigation.
- d) If, in the opinion of the planning authority, significant archaeological remains are uncovered, and in so far as these remains are subject to disturbance by foundations for pilecaps, walls, floors, drainage, etc., then archaeological preservation of the site (either in-situ or by record) will be required.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

Prior to the commencement of development, the applicant shall submit for the written agreement of the planning authority confirmation that:

- (a) the development will be monitored by a suitably qualified architect with conservation expertise and accreditation and

(b) competent site supervision, project management and crafts personnel will be engaged, suitably qualified and experienced in conservation works.

Reason: In the interest of the protection of architectural heritage (in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities).

10. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

- a) The measures to be put in place for the protection of trees during the construction period.
- b) Hard landscaping works, specifying surfacing materials, furniture and finished levels.
- c) A timescale for implementation.

Reason: In the interest of visual amenity.

11. Public lighting shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The scheme shall take account of trees and existing lighting to St. Patricks Church.

Reason: In the interest of amenity, protection of architectural heritage and public safety.

12. All additional temporary structures within the curtilage of the site shall be removed unless authorised by a further grant of permission.

Reason: In the interest of visual amenity and to protect the character of the Protected Structure.

13. No signage, advertising structures, advertisements, security shutters or other projecting elements, including flagpoles (including that which is exempted development under the Planning and Development Regulations 2001, as amended) shall be erected or displayed on the building or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity and to protect the character of the Protected Structure.

14. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between the 0700 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.

Reason: In order to safeguard the amenities of property in the vicinity.

15. The developer shall pay to the Planning Authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.