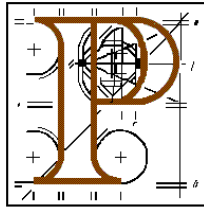


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 15/795

An Bord Pleanála Reference Number: PL 27.245625

APPEAL by Edward Byrne and Sons Limited care of John Stewart and Associates of Oakdene, Newtown, Waterford against the decision made on the 17th day of September, 2015 by Wicklow County Council to refuse permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of work to existing external seating area of 108 square metres including surface, planting and perimeter in front of Beach/House, Victoria Road, Greystones, County Wicklow, which is a protected structure (reference number 08/51).

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to pattern of development in the area, the planning history of the site and the scale, design and use of the outdoor seating area, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area and would be acceptable in terms of traffic safety and convenience. The development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained 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 condition.

Reason: In the interest of clarity

2. Within three months of the date of this order, the entire natural stone finish on the planters shall be rendered and painted in the same colour as the existing public house. Furthermore the existing timber sleepers and ropes shall be removed and replaced with glazed windscreens. Details in this regard shall be submitted to and agreed in writing with the planning authority prior to commencement of works on site.

Reason: In the interest of visual amenity and in order to protect the character of the Architectural Conservation Area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.