

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 15/885

An Bord Pleanála Reference Number: PL 27.245950

APPEAL by Gerard Byrne of Ballyraheen, Tinahely, County Wicklow against the decision made on the 27th day of November, 2015 by Wicklow County Council to grant subject to conditions a permission to Kevin Doyle care of Kilpark Planning and Design of Kiltilahane, Gorey, County Wexford in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of demolition of original shed, replacement of original shed with new agricultural structure for storage of farm produce and machinery, closure of original roadside entrance and construction of new roadside entrance along with all ancillary site works at Ballyraheen, Tinahely, County Wicklow.

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 the location of the site in an agricultural area, to the nature and scale of the development for which retention is sought and to the topographical characteristics of the site, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the amenities of the area, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 5th day of November, 2015, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The shed shall be used only for the storage of farm produce and for the storage of farm machinery. No business, trade or commercial activity shall take place in the shed, and the shed shall not be used for the repair of any machinery.

Reason: In the interest of clarity, to protect the amenities of the area, and to prevent pollution.

3. Surface water from the site shall not be permitted to drain onto the adjoining public road. Drawings showing details of surface water drainage arrangements shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order. The works shall be completed within a further three months of the date of agreement with the planning authority.

Reason: In the interest of public health and to prevent pollution.

4. A detailed landscaping plan for the site, which shall provide for screen planting along all roadside boundaries of the site, using native deciduous species only, shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order. The agreed landscaping shall be carried out in the first planting season from the date of agreement with the planning authority.

Reason: In the interest of visual amenity.

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

Dated this day of 2016.