

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 15/884

An Bord Pleanála Reference Number: PL 27.246011

APPEAL by Paul Gallagher of Somerset, Church Road, Greystones, County Wicklow against the decision made on the 4th day of December, 2015 by Wicklow County Council to grant subject to conditions a permission to Seamus Martin care of Buck Planning Services of Ballinacorney, Greenan, County Wicklow in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of rear extensions (total gross floor area of 58.4 square metres), internal modifications including provision of new first floor rooms to front of both properties (total gross floor area of 26.6 square metres) with provision of two number dormer windows to front roof and all associated site works at Mentone Cottage and The Stone Gallery, Church Road, Greystones, County Wicklow. Proposals are in addition to those previously granted under planning register reference number 15/63 but not as yet implemented. The site is located in an Architectural Conservation Area.

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 provisions of the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019, to the pattern of development in the area and the permitted development at the site to the rear, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character of the Architectural Conservation Area, would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. 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 particulars submitted on the 23rd day of November, 2015, 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. Prior to commencement of development, details of the location and specification for the boundary treatments shall be submitted to, and agreed in writing with, the planning authority. Unless otherwise agreed in writing with the planning authority details shall include a 1.8 metre high stone wall along the north-eastern boundary.

Reason: In the interest of the proper planning and sustainable development of the area and to protect the amenities of the area.

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

Reason: In the interest of orderly development and to protect and enhance the character of the Architectural Conservation Area.

4. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

5. Prior to commencement of development, a Construction Management Plan shall be submitted to, and agreed in writing with, the planning authority. This plan shall provide details of intended construction practice for the development, including traffic management, hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of amenities and public safety.

6. 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 the 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 Bord 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.

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

Dated this day of 2016.