

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 15/938

An Bord Pleanála Reference Number: PL 27.246448

APPEAL by Lorcan Connaughton of Wayside, Kimberley Road, Greystones, County Wicklow against the decision made on the 21st day of March, 2016 by Wicklow County Council to grant subject to conditions a permission to Catherine Neary care of Ken Usher Architectural Service of 120 Heathervue, Greystones, County Wicklow in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Demolition of the existing two-storey dwelling (72.53 square metres) and the construction of a new two-storey dwelling (100 square metres) including all associated site works at “Beaconsfield Cottage”, Kimberley Road, Greystones, 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 scale, nature, scale and design of the proposed extension to an existing house, formerly a coach house, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not detract from the architectural heritage of neighbouring property, would not detract from the Harbour Architectural Conservation Area, and 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 submitted on the 29th day of February, 2016, 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. 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.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwelling 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. The proposed flat roof shall not be used as a balcony or roof terrace.

Reason: In the interest of the residential amenity of neighbouring properties.

5. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the proposed dwellinghouse without a prior grant of planning permission.

Reason: To ensure that adequate private open space is available to serve the proposed house, in the interest of the residential amenity of future occupants.

6. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:

- (a) design and supervision of works on or in the vicinity of boundary walls by a suitably qualified and experienced structural engineer,
- (b) protection measures for shared boundary walls,
- (c) hours of working,
- (d) details of appropriate mitigation measures for noise, dust and vibration,

- (e) off-site disposal of construction and demolition waste,
- (f) details of car parking facilities for site workers during the course of construction,
- (g) details of the timing and routing of construction traffic to and from the construction site to include proposals to facilitate the delivery of abnormal loads to the site, and
- (h) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.

Reason: In the interest of amenities, public health and safety.

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

Dated this day of 2016.