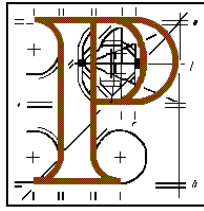


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wicklow County

Planning Register Reference Number: 15/861

An Bord Pleanála Reference Number: PL 27.247505

APPEAL by Robert Kavanagh of Mount Alto, Ashford, County Wicklow and by Others and by Copia Capital Partners Limited care of Vincent J.P. Farry and Company Limited of Suite 180, 28 Frederick Street, Dublin against the decision made on the 27th day of October, 2016 by Wicklow County Council to grant subject to conditions a permission to the said Copia Capital Partners Limited in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of four number two storey (maximum), four bedroom dwellings. The proposed dwellings will present two storey façades to the east and single storey entrance façades to the west. Permission will allow for foul, surface and storm water connections to adjacent development 08/1704 (duration extended), new entrance from the Mount Alto Road, internal service road with guest parking, landscaping, new boundary fencing, associated site works and services, all on a site of 0.52 hectares at Mount Alto Road, Ashford, County Wicklow, as amended by the further public notice received by the planning authority on the 17th day of October, 2016.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations 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 nature and scale of the proposed development, its location within the village boundaries, the pattern of existing and permitted development in the area, and to the existing residential zoning objective of the site as set out in the Ashford Town Plan, 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 interfere with the character of the area, and would be acceptable in terms of pedestrian and traffic safety. 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 submitted on the 12th day of April, 2016, on the 17th day of June, 2016 and on the 6th day of October, 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. (1) The roofs of the proposed dwellings shall be blue-black or slate-grey in colour throughout (including ridge tiles) using slates or flat-profile tiles only.
- (2) The external walls shall be finished in smooth or wet-dash render only, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

3. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Any external lighting shall be cowled and directed away from the site boundaries. Low-level lighting shall be employed along the new access roadway. Such lighting shall be provided prior to the substantial completion of the proposed dwellings.

Reason: In the interest of amenity and public safety.

4. 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, to details to be submitted to, and agreed in writing with the planning authority.

Reason: In the interest of visual and residential amenity.

5. Site development and building works shall be carried out only between the hours of 0800 to 1800 Monday to Fridays inclusive, between 0800 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.

6. Water supply and 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.

7.
 - (1) All foul sewage and soiled water shall be discharged to the public foul sewer.
 - (2) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system.

Reason: In the interest of public health.

8. Proposals for an estate/street name, housing numbering scheme and associated signage shall be submitted to and agreed in writing with the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s)

Reason: In the interest of urban legibility and to ensure the use of locally appropriate place-names for new residential areas.

9. 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 noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.

10. The existing planting along the northern and southern site boundaries

- (a) shall be retained and
- (b) additional tree planting shall be carried out along the northern and southern boundaries of the site to form a continuous screen comprising deciduous trees planted not less than two metres high and evergreen species planted when not more than 900 millimetres high. The species planted may include trees from the following list:- mountain ash, birch, cedar, willow, sycamore, larch, spruce, pine, oak, hawthorn, holly, hazel, beech, alder (on no account shall Leylandii/Lawson Cypress trees be planted).

Reason: In order to assimilate development on this site into the surrounding areas in the interest of visual amenity and proper planning and sustainable development.

- 11. The landscaping and tree planting shall be carried out before or during the first planting season or part thereof following the commencement of development. Any plants, which become seriously damaged or diseased, shall be replaced by others of similar size and species.

Reason: In order to assimilate development on this site into the surrounding area, in the interest of visual amenity and proper planning and sustainable development.

- 12. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, and other services required in connection with the development, until taken in charge by the authority, and the satisfactory compliance with the conditions of this permission, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The amount of the security shall be €142,500.

Reason: To secure the satisfactory completion of the development until such time as it is taken in charge, and to ensure a proper standard of development.

