

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wicklow County

Planning Register Reference Number: 16/812

An Bord Pleanála Reference Number: PL 27.247729

APPEAL by Thomas McGrath of 25 Main Street, Rathdrum, County Wicklow against the decision made on the 22nd day of November, 2016 by Wicklow County Council to grant subject to conditions a permission to John Smith care of The Padraig Smith Partnership Limited of The Red House, Market Square, Wicklow Town in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of repair works to boundary wall and original stone shed walls, including retention of reconstruction works to storage shed and construction of natural stone finish in lieu of existing plaster finish to southern wall at first floor level, all at the rear of Number 27 Main Street, Rathdrum, County Wicklow. The works are adjacent to Saint Saviours Church which is a protected structure (reference number 30-17) and appurtenant to its attendant grounds.

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 pattern of development in the area, to the planning history of the site and to the proposal to construct a natural stone finish to the southern wall at first floor level, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and completed would not unduly impact upon the character and setting of Saint Saviour's Church which is a Protected Structure, would not seriously injure the visual amenities of the area and 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 as amended by the further plans and particulars submitted on the 27th day of October 2016, except as may otherwise be required in order to comply with the following conditions. Where such conditions required details to be agreed with the planning authority, the developer shall agree such detail in writing with the planning authority and the development shall be retained and completed with the agreed plans.

Reason: In the interest of clarity.

2. The current roof finish to the shed shall be replaced with a blue/black natural slate finish. Details shall be submitted to, and agreed in writing with, the planning authority and the replacement slate finish to the roof shall be completed within six months of the date of this order.

Reason: In the interest of orderly development.

3. The use of the shed shall solely be for storage purposes ancillary to the main dwelling. No business, trade, commercial activity or habitable use shall take place in the shed.

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

4. All surface water run-off from roofs shall be collected and disposed of within the curtilage of the site. No surface water shall discharge onto adjacent properties.

Reason: In the interest of traffic safety and the amenities of the area.

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

Dated this day of 2017.