



An
Bord
Pleanála

Board Order PL 27.248359

Planning and Development Acts 2000 to 2017

Planning Authority: Wicklow County.

Planning Register Reference Number: 16/963

Appeal by Paul and Katie Murphy of 2 Twin Oaks, Church Lane, Greystones, County Wicklow and by David and Eileen La Grue and others care of BPS Planning Consultants of 23 Saval Park Road, Dalkey, County Dublin against the decision made on the 21st day of March, 2017 by Wicklow County Council to grant subject to conditions a permission to Brian and Sheila Healy care of Alphaplan Design of Suite 14, Block 1, Broomhall Business Park, Rathnew, County Wicklow in accordance with plans and particulars lodged with the said Council:

Proposed Development: Erection of two number two-storey dwellings to the rear of Clonoola, Church Lane, new entrance via Hillside, connection to services (sewer at Church Lane and water supply at Hillside), wall, access road, boundary treatment and associated site works, all at Hillside, 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 pattern of development, the form, layout and siting of the proposed development on residentially zoned lands, as set out in the Greystones, Delgany and Kilcoole Local Area Plan 2013, to the infill nature of the proposed development and to the provision of access via the established estate road of Hillside at a cul-de-sac end, it is considered that the proposed development would not adversely impact on the residential amenities of adjoining properties, would not endanger public safety by reason of traffic hazard and would otherwise be in accordance with the provisions of the current Local Area Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 20th day of February, 2017, 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. Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. 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.

4. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This shall include the provision of a boundary wall/fence to a minimum height along the site's western boundary.

Reason: In the interest of residential and visual amenity.

