



An
Bord
Pleanála

**Board Order
PL 27.248839**

Planning and Development Acts 2000 to 2017

Planning Authority: Wicklow County Council

Planning Register Reference Number: 16/1397

Appeal by Kathleen Keogh care of Derek Whyte of Great Connell, Newbridge, County Kildare against the decision made on the 12th day of June, 2017 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Retention of existing garage for hobby and domestic use as constructed (including open car port canopy to front of garage), retention of existing entrance as constructed, retention of existing secondary effluent treatment system as constructed, retention of existing front façade arrangement of existing house as constructed and all associated site works at Dunlavin Upper, Dunlavin, 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 nature of the established access which lies within the 50 kilometre per hour speed control zone for Dunlavin, the character and low traffic volumes on the local road and sightline distances achievable, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would be acceptable in terms of traffic safety and convenience of road users. It is considered that the development proposed for retention would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 14th day of March, 2017 and the 19th day of May, 2017.

Reason: In the interest of clarity.

2. The effluent treatment and disposal system shall be maintained in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009.

Reason: In the interest of public health.

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

Dated this day of 2017