



An
Bord
Pleanála

**Board Order
PL 27.249184**

Planning and Development Acts 2000 to 2017

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/362

Appeal by Siobhan and Eoin O'Donnell of 16 Castlefield Terrace, Killincarrig, Greystones, County Wicklow against the decision made on the 10th day of August, 2017 by Wicklow County Council to grant subject to conditions a permission to Trevor Tighe care of BBA Architecture of Suite 3, The Eden Gate Centre, Delgany, County Wicklow in accordance with plans and particulars lodged with the said Council:

Proposed Development: 1. Erection of three bedroom two-storey dwellinghouse (132 square metres), (2) revised vehicular entrance to serve proposed dwellinghouse, and (3). new surface and foul connections to existing sewers, all the above together with all associated site works at lands adjacent to number 10 Castlefield Terrace, Killincarrig, 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 residential zoning objective for the area, to the pattern of development in the area and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable having regard to its design, would not seriously injure the visual or residential amenities of the area, would not contravene the policies or provisions of the current development plan for the area and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. (a) 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 17th day of June, 2017 and the 18th day of July, 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.
- (b) The floor slab level and roof ridge height shall be completed in strict conformance with the details received by the planning authority on the 18th day of July, 2017.

Reason: In the interest of clarity.

2. Prior to commencement of development, all works to facilitate the widening of Castlefield Terrace (L52221-0), including resurfacing and the provision of the public footpath, shall be carried out in accordance with the requirements and specifications of the planning authority.

Reason: In the interest of traffic safety, residential amenity and proper planning and sustainable development.

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. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

