



An  
Bord  
Pleanála

**Board Order  
PL 27.249252**

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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 17/840**

**Appeal** by Julian Karra care of John Murphy of Ballyteige, Rathdrum, County Wicklow against the decision made on the 28<sup>th</sup> day of August, 2017 by Wicklow County Council to refuse permission for the proposed development.

**Proposed Development:** (as revised by further public notices received by An Bord Pleanála on the 6<sup>th</sup> day of March, 2018) Retention and completion of the replacement of a permitted pump house and store room granted under planning register reference number 17/263, with a structure incorporating a pump house, garden store and a family exercise area at Ballinvally Lower, Arklow, 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 small scale of the proposed building, to its siting to the rear of the existing house on the site and to the elevated nature of land and structures to the rear of the proposed structure and existing natural screening to minimise its visibility, it is considered that the retention and completion of the development, subject to compliance with the conditions set out below, would be acceptable in terms of visual impact and would, otherwise, 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 received by An Bord Pleanála on the 6<sup>th</sup> and 7<sup>th</sup> days of March, 2018, 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 and the development shall be retained and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

