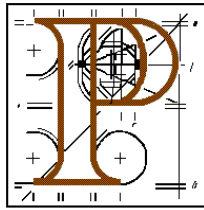


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Wicklow County**

**Planning Register Reference Number: 17/1073**

An Bord Pleanála Reference Number: ABP-300205-17

**APPEAL** by Pat Ivory of The Forge, South Quay, Arklow, County Wicklow against the decision made on the 25<sup>th</sup> day of October, 2017 by Wicklow County Council to grant subject to conditions a permission to S. Dillon care of OTE Solutions of Dublin Road, Arklow, County Wicklow in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Erection of an 11 square metres garden room to the side of dwelling at Deansgate, Dublin Road, 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 modest scale of the proposed development, the pattern of residential development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenities of property in the vicinity or the visual amenity 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 carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted to the planning authority on the 9<sup>th</sup> day of October, 2017, except as may otherwise be required in order to comply with the following condition.

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

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

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

**Dated this            day of            2018.**