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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 17/1019**

**Appeal** by Richard Lynch of 3 Carrig Mill, Killincarrig, Greystones, County Wicklow and by Others against the decision made on the 3<sup>rd</sup> day of May, 2018 by Wicklow County Council to grant subject to conditions a permission to David Norman 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) Removal of the existing vehicular entrance and (2) provision of a new vehicular entrance off Carraig Mill estate to serve same, together with associated site works at 15 Millbank, 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 zoning of the site as set out in the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019, the pattern of development and the extent of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, would be acceptable in terms of pedestrian and traffic safety and would 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 on the 10<sup>th</sup> day of April 2018 and the 3<sup>rd</sup> day of May 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 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. The proposed vehicular entrance shall be amended as follows:
- (a) Details showing the wall altered, so that it is reduced in height to a maximum of 800 millimetres for a distance of three metres, either side of the proposed entrance, and
  - (b) The finish of the wall shall match the existing.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of pedestrian and traffic safety.

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

**Dated this            day of            2018.**