



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 18/944

Appeal by Charlie Keddy of Sea Road, Kilcoole, County Wicklow against the decision made on the 27th day of September, 2018 by Wicklow County Council to grant subject to conditions a permission to Carbonvale Limited care of Project Design Architects of Unit 1 Beech Court Business Park, Kilcoole, County Wicklow in accordance with plans and particulars lodged with the said Council.

Proposed Development: Development comprising the redesign of house type C on site four of a four-house development (previously granted permission under planning register reference number 17/198) from previously approved four-bed (371.7 square metres) to four-bed with decreased floor area (343.4 square metres), revised orientation and elevations at Dun Na Ri, Sea Road, Kilcoole, 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 provisions of the current Wicklow County Development Plan, the pattern of development in the area and to the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. (1) The proposed development shall be carried out and completed in accordance with the terms and conditions attached to the permission granted under planning register reference number 17/198, An Bord Pleanála Reference Number PL27.248929 on the 31st day of January, 2018, except as amended to confirm with the provisions indicated in the plans and particulars lodged in connection with this application and with the following condition.

- (2) The duration of the permission hereby granted shall expire with the expiration of planning register reference number 17/198, An Bord Pleanála Reference Number PL27.248929 unless prior to that date, a further extension has been granted pursuant to section 42 of the Planning and Development Act 2000, as amended.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

2. 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.

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

Dated this day of 2018.