



An
Bord
Pleanála

Board Order
ABP-304844-19

Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/427.

Appeal by Peshawar Limited care of Alan Farrelly Architecture of Birch House, Blacklion, Greystones, County Wicklow against the decision made on the 7th day of June, 2019 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Variations to previously approved permission, An Bord Pleanála appeal reference number ABP-301404-18, planning register reference number 17/985, for extensions and alterations now including new second floor living area and terrace and all associated works at Cliff Cottage, Rathdown Lower, 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 nature, extent and design of the proposed development, to the general character and pattern of development in the area and to the provisions of the Greystones – Delgany and Kilcoole Local Area Plan 2013-2019, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of properties in the vicinity and would not detract from the character of Greystones Harbour Architectural Conservation Area. The proposed development 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, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be retained and completed in accordance with the terms and conditions of the permission granted on the 13th day of August, 2018 under An Bord Pleanála appeal reference number ABP-301408-18 (planning register reference number 17/985) and any agreements entered into thereunder.

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

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

Dated this day of 2019.