



Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/1202

Appeal by Martin O'Toole care of Michael O'Toole of 141 Charnwood, Bray, Wicklow against the decision made on the 2nd day of January, 2020 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Retention of well together with pumphouse and connection to all services and associated site works at Church Lane, Tiglin, Newcastle, 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 pattern of development in the vicinity, the nature of the development for which retention is sought, and the established nature of the agricultural land use, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would represent an acceptable addition to this rural area where the prevailing land use is agriculture, would not seriously injure the visual amenities of the area, would respect the existing rural character of the area, and would not be prejudicial to public health. The development for which retention is sought would, therefore, not be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, 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 within three months of the date of this Order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development for which retention is hereby granted relates solely to the well and pumphouse, and shall not be construed as retention for any of the other development shown on drawing number 0001/02/M1, as submitted to the planning authority on the 6th day of November 2019.

Reason: In order to delimit the extent of the permission hereby granted, in the interest of clarity.

3. A detailed landscaping scheme, providing for screening around the perimeter of the pumphouse building, and using solely native broadleaved species, shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order. The agreed landscaping shall be provided within one year of the date of this Order.

Reason: In the interest of visual amenity.

Philip Jones
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020