



Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/658.

Appeal by Peshawar Limited care of Alan Farrelly Architecture of Birch House, Blacklion, Greystones, County Wicklow against the decision made on the 19th day of August, 2020 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Variations to previously approved permissions planning register reference numbers 17/985 and 19/427 for revised design and all associated site 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 changing character of development in the area and subject to compliance with the conditions set out below, it is considered that the proposed development would not detract from the architectural quality of the area or seriously injure the residential amenity of adjoining property through overlooking or overshadowing and would, otherwise, be in accordance with the provisions of the Wicklow County Development Plan 2016-2022. 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 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 first-floor and second floor terraces shall be fitted with non-transparent screening, 1.8 metres high measured from the internal floor of these terraces, for their full lengths of their northern and western elevations. Prior to commencement of development, the developer shall submit to, and agree with, the planning authority plans and particulars providing for this amendment.

Reason: In the interest of residential amenity.

3. 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 15th day of October, 2019 under An Bord Pleanála appeal reference number ABP-304844-19 (planning register reference number 19/427) 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 permissions.

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

Dated this day of 2020.