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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 20/191**

**Appeal** by Margo and Fintan Mulligan of “Villa Rosa”, 7 River Walk, Ashford, County Wicklow against the decision made on the 24<sup>th</sup> day of August, 2020 by Wicklow County Council to grant subject to conditions a permission to Ashford GAA Club care of Gerard Higgins and Associates of Twomilewater, Wicklow, County Wicklow in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention for the importation of topsoil and subsoil for the purposes of creating a spectator viewing embankment to the north of the main playing pitch and the provision of an underage training area to the west of the grounds at Ashford G.A.A. Grounds, Main Street, Ashford, 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 Ashford Town Plan 2016-2022 and the Wicklow County Development Plan 2016-2022, the nature and scale of the development proposed to be retained, the pattern of development in the area and the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, and would not give rise to flooding issues either on the subject site or exacerbate flood risk on adjoining sites. The development for which retention is sought and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the drawings and particulars submitted on the 28<sup>th</sup> day of July 2020, 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.

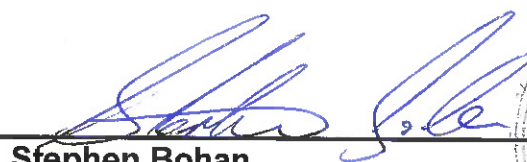
**Reason:** In the interest of clarity.

2. Within three months of the date of the final grant, the Japanese Knotweed shall be removed from the site in accordance with the Japanese Knotweed Management Plan submitted to the planning authority on the 28<sup>th</sup> day of July, 2020.

**Reason:** In the interest of the control of invasive species.

3. An annual analysis of the gradient of the north-western corner of fill Area A shall be carried out for three years from the date of the final grant and any remedial measures required as a result of the outcome of the analysis shall be undertaken at the expense of the developer.

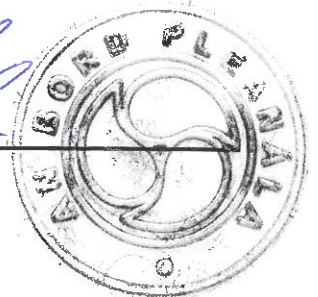
**Reason:** In the interest of public safety.



**Stephen Bohan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this 18<sup>th</sup> day of May 2021.