



An
Bord
Pleanála

Board Order ABP-308287-20

Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/675

Appeal by Susan and Ian Cassidy care of Flynn Planning and Design of Carrig Na Sí, Rocky Valley Drive, Bray, County Wicklow against the decision made on the 7th day of September, 2020 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Construction of 2000 millimetres high boundary wall to front residential garden and associated site works. Wall to be constructed in solid concrete blockwork with natural stone facing to R755 regional road, inside finished in pointed blockwork, top of wall finished with random rubble natural stone capping. These proposed works are located at 'Shanaway', Glencormick South, Rocky Valley, 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 location of the site in an urban area and the variety of boundary treatments and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. 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, as amended by the further particulars submitted to An Bord Pleanála on the 28th day of September, 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.

