



An  
Bord  
Pleanála

**Board Order**  
**ABP-308338-20**

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 20/709**

**Appeal** by Charlie Keddy of Sea Road, Kilcoole, County Wicklow against the decision made on the 9<sup>th</sup> day of September, 2020 by Wicklow County Council to grant subject to a condition a permission to Carbonvale Limited care of Deane Turner Associates of Block 6, Suite A, Broomhall Business Park, Rathnew, County Wicklow in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention of “as constructed” floor levels to houses numbers 1 to 4 and all associated ancillary site works and services at The Laurels, Sea Road, Kilcoole, 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 condition 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 Wicklow County Development Plan 2016 – 2022, and the Greystones-Delgany and Kilcoole Local Area Plan 2013–2019, including the zoning of the site for residential development, to the location of the site in an established urban area, to the planning history of the site, and to the nature of the development for which retention permission is sought, it is considered that, subject to compliance with the condition set out below, the development for which retention is sought would not seriously injure the residential or visual amenities of the area. The development for which retention permission is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Condition**

The development shall be retained and completed in accordance with the plans and particulars lodged with the application on the 24<sup>th</sup> day of July 2020.

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

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**Chris McGarry**

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

**Dated this            day of            2021.**