



Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/537

Appeal by Charlie Keddy of Sea Road, Kilcoole, County Wicklow against the decision made on the 14th day of October, 2020 by Wicklow County Council to grant subject to conditions a permission to Saint Catherine's Association care of Ó Broin Architects of The Studio, Kircullen, Kinlen Road, Greystones, County Wicklow for the proposed development.

Proposed Development: Temporary single storey modular structures comprising 600 square metres approximately in total, to provide temporary Adult Day Care facilities on lands attached to the old Holy Faith Convent, Kilcoole. The application includes for a new access road from the R761, main Kilcoole Road, opposite the intersection with Lott Lane, a temporary wastewater plant, car park and associated site works on lands attached to the Holy Faith Convent, 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 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 nature and scale of the proposed development, its location at the edge of the village of Kilcoole, the provisions of the Wicklow County Development Plan 2016-2022 and Greystones – Delgany and Kilcoole Local Area Plan 2013-2019, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not be seriously injure the amenities of the area, would not give rise to the creation of a traffic hazard, and 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 plans and particulars submitted on the 14th day of August, 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. The grant of permission shall cease on or before 3 years from the date of this Order unless a prior grant or permission has been obtained. The use shall cease and the structures shall be removed unless a prior grant of permission for the retention of the structures and continuation of the use has been obtained.

Reason: In the interest of clarity and visual amenity.

3. (a) The proposed development shall connect to the public foul sewer.
- (b) Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for the area.

Reason: In the interest of public health.

4. (a) The roadside boundary and footpath as delineated on Proposed Site Layout and Visibility Splays Drawing number D1919-C-07, received by the planning authority on the 14th day of August 2020, shall be completed to the satisfaction of the planning authority prior to the construction of the temporary prefab.
- (b) The proposed timber post and rail fence shall not be constructed. The revised roadside boundary wall shall match the existing boundary wall at this location.

Reason: In the interest of traffic safety and in the interest of protecting the architectural heritage of the area.

5. All trees and hedgerow on the site boundaries shall be retained and maintained with the exemption of those strictly required to facilitate the development.

Reason: In the interest of visual amenity.

Paul Hyde

Member of An Bord Pleanála

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

Dated this day of 2021