



An
Bord
Pleanála

Board Order
ABP-309433-21

Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/401

Appeal by Tara and Steve Morris of Cliff House, Cliff Road, The Harbour, Greystones, County Wicklow against the decision made on the 14th day of January, 2021 by Wicklow County Council to grant subject to conditions a permission to Bernard Gallagher care Ronan Rose Roberts Architects of Morton's Lane, Wicklow, County Wicklow in accordance with plans and particulars lodged with the said Council.

Proposed Development: Amendments to Marina development previously granted under 16/679. The development consists of: retention of building as-built including current height, outline and massing, door and window configurations and fenestration; proposed new works consist of design alterations to three number external staircases, new external terrace to west façade, new clear glass guarding to terraces, white powder coated galvanised steel balustrades to external stairs, new blue-grey stone cladding panels to west façade, new grey powder coated perforated aluminium clad feature wall to south façade, new durable blue painted finish to lift shaft to east façade, new durable white paint finish to the overall building, new pedestrian access gate and safety fencing around the building at ground floor level and ancillary hard landscaping, all at Marina Building, Greystones Harbour Marina, 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 provisions of the Greystones-Delgany and Kilcoole Local Area Plan (LAP) 2013-2019 as extended, and the location of the site within 'AP3' an area designated for an Action Plan, to the location of the site within the developed Greystones Marina adjacent to the town centre, and to the nature, form, scale and design of the development, 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. 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 plans and particulars submitted to the planning authority on the 10th day of December 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. Details of the materials, colours and textures of all the external finishes to the building shall be submitted to, and agreed in writing with, the planning authority and shall be fully completed within six (6) months of the date of this Order.

Reason: In the interest of visual amenity.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



Terry Ó Niadh

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



Dated this 1ST day of June, 2021.