



An
Bord
Pleanála

Board Order ABP-309436-21

Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/1228

Application for Leave to Appeal against the decision of the planning authority by Patricia Stokes on behalf of Eileen Bentley care of Michael Connolly Architects of Unit C4, Wicklow Enterprise Centre, Wicklow Town, County Wicklow having an interest in land adjoining the land in respect of which Wicklow County Council decided on the 3rd day of February, 2021 to grant subject to conditions a permission to Cordiva Limited care of 5D Architecture, Unit 3, Village Mill Enterprise Park, Rathnew, County Wicklow.

Proposed Development: Replacement of two number semi-detached houses (House Type C) at sites 1a and 2a The Drive to two number semi-detached houses (House Type ABs) and for the replacement of four number terraces houses (House Type E) at sites 8, 9, 10 and 11 The Green to four number terrace houses (House Type D1t), together with all associated site works within an existing estate (Heatherside being constructed at present) pursuant to planning register reference number 08/610066, 13/610035 and 19/373 at Heatherside, Yardland Townland, The Vale Road, Arklow, County Wicklow.

Decision

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations 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 submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject.

Michelle Fagan

Member of An Bord Pleanála

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

Dated this day of 2021