



An  
Bord  
Pleanála

Board Order  
ABP-309881-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 20/552**

**Appeal** by Pat Doyle care of Pat Byrne Consultants of Teeboy, Corlough, Belburbet, County Cavan and by R. Lee of 10 Blessington Street, Dublin against the decision made on the 8<sup>th</sup> day of March, 2021 by Wicklow County Council to grant subject to conditions a permission to Thomas and C. Horan care of Heritage and Architecture of 74 Stanhope Road, Middlesex, London, United Kingdom in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Construction of two new dwellings, works will include the closure of the existing vehicular entrance on the R761 and provision of a new entrance onto The Grove to access the proposed development, upgrade works to the junction of The Grove and R761 to include for the provision of improved sight lines and a pedestrian footpath, connection to public services to replace existing off-site septic tank, together with all associated site works, at Bridge House, The Grove, Greystones, County Wicklow. The proposed development was revised by further public notices received by the planning authority on the 11<sup>th</sup> day of February, 2021.

## **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 land use zoning of the site set out in the current development plan for the area, to the established use of the lands for residential purposes, to the infill nature of the site, to the design, layout and scale of the proposed development, and to the nature and pattern of development in the vicinity, 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, would represent an appropriate residential density, would comply with the provisions of the development plan, would not lead to an increased risk of flooding, and would be acceptable in terms of traffic safety and convenience. 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 25<sup>th</sup> day of January, 2021, 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 upgrading works at the junction of 'The Grove' with the R761 Regional Road as shown on drawing number P-01 Rev. D – 'Site Plan' received by the planning authority on the 25<sup>th</sup> day of January, 2021, shall be submitted to, and agreed in writing, with the planning authority prior to commencement of development.

**Reason:** In the interests of pedestrian and traffic safety.

3. (a) The existing vehicular access to Bridge House from The Grove shall be permanently and effectively closed by the erection of a boundary to match the adjoining roadside boundary in height, design, construction and finish.  
  
(b) The existing vehicular entrance on the R761 shall be permanently and effectively closed.

- (c) The upgrade works to the junction of The Grove and R7661 shall be carried out and completed to the written satisfaction of the Greystones Municipal District Engineer.
- (d) The accesses shall be closed prior to the occupation of the proposed dwellings.

**Reason:** In the interests of pedestrian and traffic safety.

- 4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services, details of which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of public health.

- 5. The developer shall enter into water and/or wastewater connection agreement(s) with Irish Water prior to commencement of development.

**Reason:** In the interest of public health.

- 6. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interests of visual and residential amenity.



7. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

**Reason:** In the interest of visual amenity.

8. Complete details of all proposed boundary treatment within and bounding the proposed development site shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

**Reason:** In the interests of visual and residential amenity.

9. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

- (a) A plan to scale of not less than 1:500 showing –
  - (i) Existing trees, hedgerows and shrubs, specifying which are proposed for retention as features of the site landscaping.
  - (ii) The measures to be put in place for the protection of these landscape features during the construction period.
  - (iii) The species, variety, number, size and locations of all proposed trees and shrubs, which shall comprise predominantly native species such as mountain ash, birch,



willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder.

- (iv) Details of screen planting which shall not include cupressocyparis x leylandii.
  - (v) Hard landscaping works, specifying surfacing materials and finished levels.
- (b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment
- (c) A timescale for implementation.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential and visual amenity.

10. Site development and building works shall be carried out only between the hours of 0800 and 1900 Mondays to Fridays inclusive, between the hours of 0800 and 1400 on Saturdays and not at all on Sundays or Public Holidays. Deviation from these times shall 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.

11. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

12. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.



**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

*Terry Ó Niadh*

Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this *22nd* day of *April*, 2022.

