



Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/506

Appeal by Ian Smith of Berryfield, Fassaroe, Bray, County Wicklow against the decision made on the 4th day of May, 2021 by Wicklow County Council to grant subject to conditions a permission to Enniskerry Youth Club care of Kavanagh Ryan and Associates of Unit 48 The Egan Centre, Dargle Road, Bray, County Wicklow in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a new 245 square metres single storey shed with pitched roof over for recreational use and to include ancillary works at Berryfield Lane, Fassaroe, 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, the land use zoning of the site as 'AOS: Active Open Space' in the Bray Municipal District Local Area Plan 2018-2024, and the established use of the site as a sports/recreation facility, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience 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 3rd day of December, 2020, the 21st day of December, 2020 and the 15th day of April, 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. The improvements to the existing site access shown on drawing numbers 04999/PL01 and 04999/PL02 received by the planning authority on the 15th day of April, 2021, shall be completed at the developer's expense and to the written satisfaction of the planning authority in advance of the making available for use of the proposed shed by the developer.

Reason: In the interest of protecting the residential amenities of nearby properties.

3. Details of the materials, colours and textures of all the external finishes and of the internal sound insulation properties to the proposed shed 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.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.



Stephen Bohan

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

Dated this *19th* day of *August* 2021.

