

An  
Bord  
Pleanála

Board Order  
ABP-310455-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Wicklow County Council**

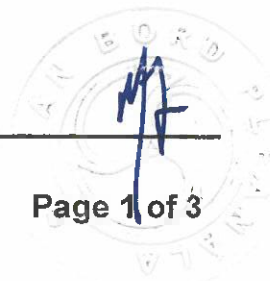
**Planning Register Reference Number: 21/354.**

**Appeal** by Holly Fitzmaurice care of Alphaplan Design of Suite 14, Block 1, Broom Business Park, Rathnew, County Wicklow against the decision made on the 12<sup>th</sup> day of May, 2021 by Wicklow County Council to refuse a permission to Holly Fitzmaurice for the proposed development.

**Proposed Development:** Relocation of entrance previously approved dwelling (planning register reference number 20/894) and associated works, at Ballinastoe, Roundwood, 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**

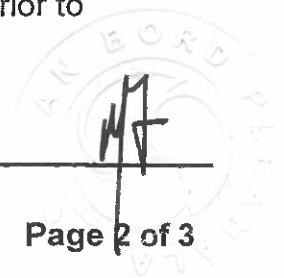
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the provisions of the current Wicklow County Development Plan, the planning history of the site, the existing pattern of development in the area, and the nature and scale of the proposed development, 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 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 received by An Bord Pleanála on the 8<sup>th</sup> day of June, 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 3<sup>rd</sup> day of May, 2018 under planning register reference number 17/1506, and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.



Dated this 11<sup>th</sup> day of February 2022.