

An
Bord
Pleanála

Board Order
ABP-311131-21

Planning and Development Acts 2000 to 2021

Planning Authority: Wicklow County Council

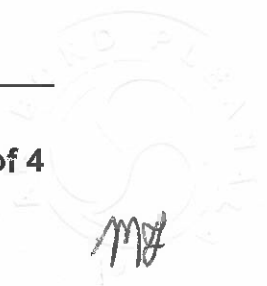
Planning Register Reference Number: 21652

Appeal by Ronan McEvoy of 33 Raheen Park, Bray, County Wicklow against the decision made on the 19th day of July, 2021 by Wicklow County Council to grant subject to conditions a permission to Tom Doyle of 34 Raheen Park, Bray, County Wicklow in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a composite decking area on steel supports and all associated site works to rear of existing dwelling, all at Sorrento View, 34 Raheen Park, Bray, 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 site characteristics, the pattern of development in the area and the provisions of the Wicklow County Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would integrate in a satisfactory manner with the existing built development in the area and would not seriously injure the residential amenity of adjacent properties. 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, 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.

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2. The proposed development shall be modified as follows:

(a) the balustrade enclosing the proposed balcony deck shall be 1.6 metres high and of obscured glass on the western side, and

(b) the balustrade enclosing the proposed balcony deck shall be 1.6 metres high and of obscured glass on the eastern side and up to the landing area of the external steps.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity, protection of the streetscape and the architectural character of area

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. Site development and building works shall be carried out only between the hours of 0700 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: To safeguard the residential amenities of property in the vicinity.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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



Dated this 8th day of Feb. 2022.