

An
Bord
Pleanála

Board Order
ABP-311408-21

Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/553

Application for Leave to Appeal against the decision of the planning authority by Triona Sheeran care of 273 Redford Park, Greystones, County Wicklow having an interest in land adjoining the land in respect of which Wicklow County Council decided on the 24th day of August, 2021 to grant subject to conditions permission to Karidon Developments Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin.

Proposed Development: The demolition of an existing dwelling and related ancillary outbuildings (432 square metres); and the construction of a residential development comprising 19 number dwellings in total; consisting of 11 number three-bedroom dwellings and eight number four-bedroom dwellings. The creation of a new vehicular entrance (estate road) at the site's southern boundary, a new pedestrian access point and footpath near the south-western corner of the site, internal roads and footpaths; public open space (975 square metres); boundary treatments; hard and soft landscaping treatments; 38 number car parking spaces; 19 number cycle parking spaces (for the terrace housing units); drainage attenuation, lighting and services provision and all associated site development works above and below ground, all at Melwood, Kindlestown Upper, Delgany, County Wicklow.

Decision

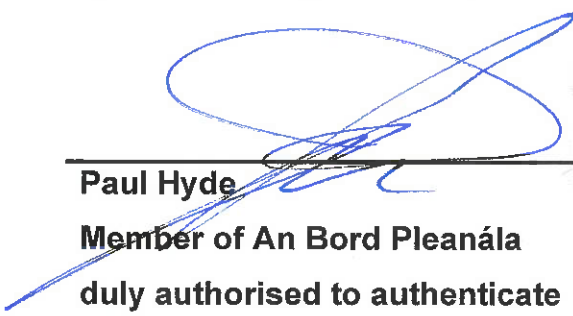
REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

Matters Considered

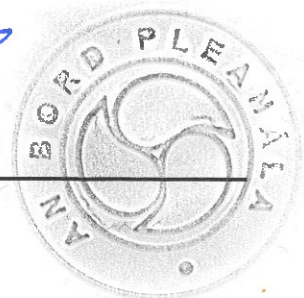
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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.



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



Dated this 8th day of OCTOBER 2021.