



An
Bord
Pleanála

Board Order
ABP-313626-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/1464

Appeal by James Wilson of Johnstown, Hollywood, County Wicklow against the decision made on the 26th day of April, 2022 by Wicklow County Council to grant subject to conditions a permission to Gemma Lanigan care of Ger Kelly Architectural Services of Ballyknockan, Blessington, County Wicklow in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a split-level extension to the rear of the existing dwelling along with retention of existing vehicular entrance to the rear of existing dwelling and all associated site works at Johnstown, Hollywood, Blessington, 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.

Reasons and Considerations

Having regard to the provisions of the Wicklow County Development Plan 2022-2028 for the area, the planning history of the site, the existing pattern of development in the area, and the nature and scale of the proposed development and the development proposed to be retained, 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 property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment

The Board considered the information on the file, the Board concluded that the proposed development, individually or in combination with other plans or projects would not be likely to have a significant effect on any European site, and a stage 2 appropriate assessment is not therefore required.

Conditions

1. The development shall be retained, 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 8th day of April, 2022, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The disposal of surface water shall comply with the requirements of the planning authority for such works and services and no surface water from the proposed development shall be allowed to discharge onto adjoining properties or the public road.

Reason: In the interest of public health.



Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *8th* day of *September* 2023