

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/619

Appeal by Elizabeth Dempsey of 70 Avalon, Arklow, County Wicklow against the decision made on the 16th day of November, 2022 by Wicklow County Council to grant subject to conditions a permission to Ronan and Kate Redmond of 13 Upper Main Street, Arklow, County Wicklow in accordance with plans and particulars lodged with the said Council.

Proposed Development: Widening of the existing pedestrian gate entrance to accommodate a vehicular entrance and the construction of an automated gate on the south-west boundary to the rear of the property at Mainifold's Lane, together with associated site works, all at 13 Upper Main Street, Arklow, 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 nature and scale of the proposed development on a public road, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities 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 proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as revised by the further plans and particulars received by the planning authority on the 28th day of October, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The two number parking spaces shall be used for purposes ancillary to the use of the main dwellinghouse as a residence. They shall not be sold or rented independently of the main dwellinghouse.

Reason: To protect the residential amenities of property in the vicinity.

3. Site development and building works shall be carried out only between the hours of 0700 and 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

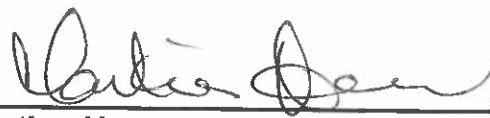
Reason: In order to safeguard the amenities of properties in the vicinity.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of surface water management.

5. Prior to commencement of development, the developer shall submit a Construction Management Plan to the planning authority for its written agreement. This plan shall demonstrate how construction-related traffic can be accommodated without unduly impacting the houses on Manifold's Lane and the pedestrian access to the adjoining residential properties on Martin's Lane.

Reason: In the interest of clarity and the safety of residents of adjoining property.



Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 28th day of June 2023.

