

An  
Bord  
Pleanála

## Board Order ABP-315805-23

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 22/751**

**Appeal** by John and Sinead Gulliver of Epworth, Quarry Road, The Burnaby, Greystones, County Wicklow against the decision made on the 25<sup>th</sup> day of January, 2023 by Wicklow County Council to grant subject to conditions a permission to Ciaran and Maureen Hanrahan care of Padraig Smith Partnership of The Red House, Market Square, Wicklow town, County Wicklow in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a two-storey side extension (21 square metres) to the west of existing dwelling together with miscellaneous alterations and revisions to south, east and north elevations, together with revisions to the internal layout of the dwelling and revisions to external vehicular parking all together with associated site works at Merriton House, Kinlen Road, Greystones, 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 and to the nature 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, would not negatively impact on the cultural heritage resource, material assets including Uisce Éireann Infrastructure, or the features and characteristics of the Burnaby Architectural Conservation Area and would not have a significant impact on European sites in the vicinity. Accordingly, the proposed development would be in accordance with the proper planning and sustainable development of the area.

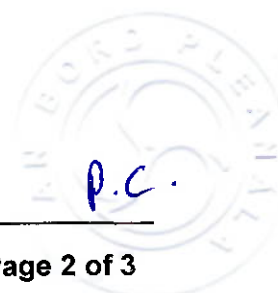
## Conditions

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 submitted on the 21<sup>st</sup> day of December 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 carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Details of the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.



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

**Reason:** In the interest of public health.

4. Site development and building works shall be carried out only between the hours of 0800 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:** In order to safeguard the residential amenities of property in the vicinity.

*Patricia Calleary*



**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *14* day of *February* 2024