

An
Bord
Pleanála

Board Order
ABP-318287-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2360203

Appeal by Hugo Hynes of Kenville, Killincarrig Village, Greystones, County Wicklow against the decision made on the 26th day of September, 2023 by Wicklow County Council to grant subject to conditions a permission to HX Properties Limited care of BBA Architecture of Suite 3, Eden Gate Centre, Delgany, County Wicklow in accordance with plans and particulars lodged with the said Council:

Proposed Development: Revisions to as built Adare Close housing development, previously granted under planning permission PL Register Reference 19/952 (ABP-306754-20). Retention items include the following:

1. Revised estate road/parking layout and boundaries to front of units 5-9 Adare Close.
2. Revised open space/landscape layout at Adare Close, Killincarrig, 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 nature, design and location of the development that is proposed to be retained and to the provisions of the Wicklow County Development Plan 2022-2028, and having regard to the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the development, that consists of minor revisions to that previously granted permission by An Bord Pleanála under register reference number ABP-306754-20 would not seriously injure the amenities, including residential amenity, of the area, or properties in the vicinity, would be acceptable in terms of traffic safety, and 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.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission, An Bord Pleanála Reference Number ABP-306754-20, unless the conditions set out hereunder specify otherwise.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.


3. (a) Within six months of the date of this Order:
 - (i) The stepped approach to the lower level open space shall be developed as detailed on the 'proposed site layout plan' submitted to the planning authority on the 4th day of August 2023.
 - (ii) The developer shall submit, for the written agreement of the planning authority, a revised landscaping plan which includes tree planting provision on the southern boundary of the 'lower level open space area' as labelled on the proposed site layout plan submitted to the planning authority on the 4th day of August 2023. A mixture of deciduous trees shall be planted at not less than four to five years old/two metres high and evergreen species plant not more than 900 millimetres high. The plan shall show the species and location of the proposed tree planting. Where any tree fails it shall be removed and replaced by a tree of similar species.

- (b) The landscaping and tree planting shall be carried out before or during the first planting season. Any plants which become seriously damaged or diseased shall be replaced by others of similar size and species.

Reason: In order to assimilate development on this site into the surrounding area, in the interests of visual amenity and proper planning and sustainable development.

4. The duration of the permission granted herein shall expire with the expiration of An Bord Pleanála reference number ABP-306754-20 save where the duration of An Bord Pleanála reference number ABP-306754-20 is extended pursuant to section 42 of the Planning and Development Act, 2000, as amended.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.



Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board

Dated this 05 day of September 2024