



An
Bord
Pleanála

Board Order ABP-318655-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 23/60146

Appeal by Residents of Dunbar Close care of John Cleary of 14 Dunbar Close, Wicklow, County Wicklow against the decision made on the 13th day of November, 2023 by Wicklow County Council to grant subject to conditions a permission to Sadhbh and Kyle Petrie care of Ben Mullen Architects of Wicklow House, Market Square, Wicklow in accordance with plans and particulars lodged with the said Council.

Proposed Development: (a) Subdivision of existing site, (b) alterations to existing vehicular entrance onto Dunbur Road including provision of new motorised gates for 'Rockville', (c) partial demolition of existing single storey habitable structure and replacement with new prefabricated, A-rated, single storey structure as one bedroom private dwelling with reconnection to existing services, (d) creation of new vehicular entrance onto Dunbur Close to rear of site as vehicular access to new dwelling 'Ithaca', (e) construction of new 1.8 metres high boundary wall between existing and new dwellings with hard and soft landscaping, and (f) all associated site works at Rockville, Dunbur Road, 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 zoning of the site, the pattern of development in the vicinity of the site, the nature and extent of the proposed development, and the provisions of the Wicklow County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or the amenities of property in the vicinity, and would be acceptable in terms of traffic safety and convenience. The proposed development 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, as amended by the further plans and particulars received by the planning authority on the 18th day of October, 2023, 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. The detailed design of the entrance onto Dunbar Close from the proposed house shall be agreed with the planning authority.

Reason: In the interest of traffic and pedestrian safety.

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.



Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 3 day of July 2024