



An  
Coimisiún  
Pleanála

**Commission Order**  
**ABP-322467-25**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 25/60123**

**Appeal** by Debbie and David Howard of 29 Upper Grattan Park, Greystones, County Wicklow against the decision made on the 15<sup>th</sup> day of April, 2025 by Wicklow County Council to grant subject to conditions a permission to Alan Rogers and Carol Ryan of 30 Upper Grattan Park, Greystones, County Wicklow in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of existing rear shed and construction of new two-storey side extension, part-two-storey, part single storey rear extension and single storey front porch. Works include modifications to rear, side, front elevations, one roof light to rear extension, two Velux to pitched roof rear and all internal alterations, site, landscaping and ancillary works, all at 30 Upper Grattan Park, 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 established residential character of the area within which the site is located, the nature and extent of the proposed development, as well as its compliance with the relevant development management standards as set out in 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 and visual amenities of the area, 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, 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 existing dwelling and the proposed extensions shall be jointly occupied as a single residential unit and the extensions shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

3. All external wall finishes shall match those of the existing dwelling.

**Reason:** In the interest of architectural harmony and visual amenity.

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 public health.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between the hours of 0700 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 property in the vicinity.

6. All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

**Reason:** To protect the amenities of the area.

  
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**Liam McGree**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 18<sup>th</sup> day of AUGUST 2025.

