

**RE: DEVELOPMENT POTENTIAL AT 7 CASTLEFIELD TERRACE,
KILLINCARRIG, GREYSTONES, CO. WICKLOW.**

This planning opinion is given regarding the development potential of a site at the above location. The existing site is one of several that exist to the east of the existing road and are at levels below that of the road. The sites are the gardens of the existing dwellings to the west of the terrace. Some of these have already been developed and contain detached houses.

PLANNING CONTEXT.

The sites are zoned "existing residential" in the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 with an objective to "to protect, provide for and improve residential amenities of adjoining properties and areas **while allowing for infill residential development that reflects the established character of the area in which it is located.**"

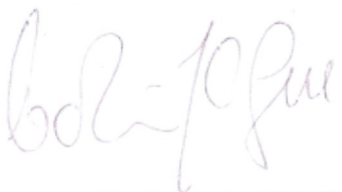
As stated above, some of the sites have been already developed. It is noted that planning permissions have been granted for houses at numbers 1, 2, 4, 5, 10 and 12. These date from 2005 with the latest granted (on appeal) in January 2018.

In 2005 pre-planning discussions were held the planning authority (County Council) regarding the potential development of 12 sites. A set of Design Guidelines was established and has informed the consideration of planning applications since. The Guidelines refer to building lines, on-site parking, separation distances from boundaries and that upper floor windows be only lit from the east or west. The result is that permissions have been granted for gable fronted houses, some of which are now built.

The Guidelines have no statutory basis. This was noted in the report of An Bord Pleanála in consideration of a proposed development at no. 10, earlier this year. However, the Guidelines should inform any proposed development at no. 7 and will be used by the Council in any assessment of a planning application.

PLANNING OPINION.

Given the above, it is considered that planning permission will be granted by the Council for a dwelling similar in scale and design to those existing or previously granted. If, for any reason, this decision is appealed it is further considered that An Bord Pleanála will also grant permission for such a development proposal.



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