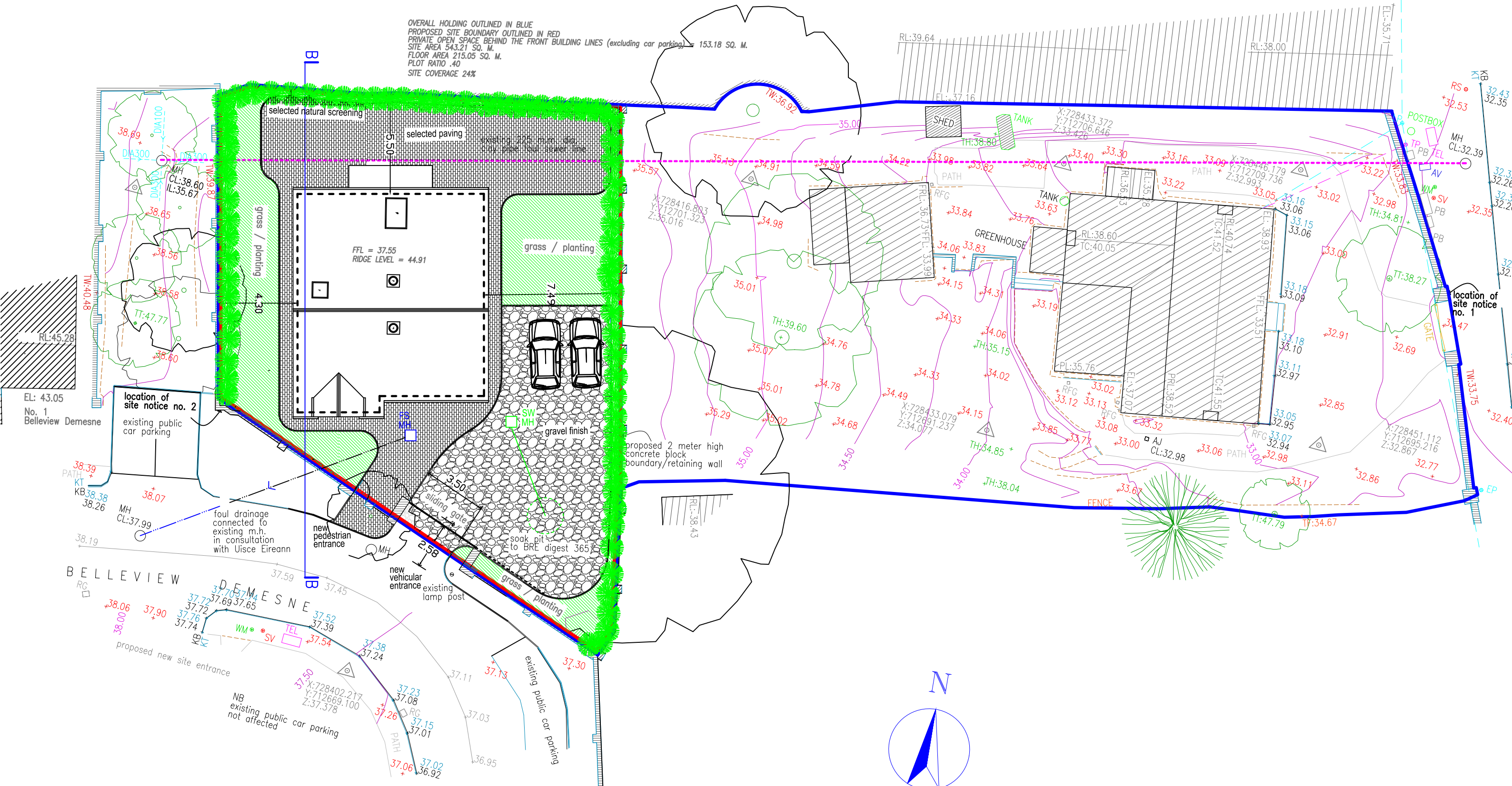
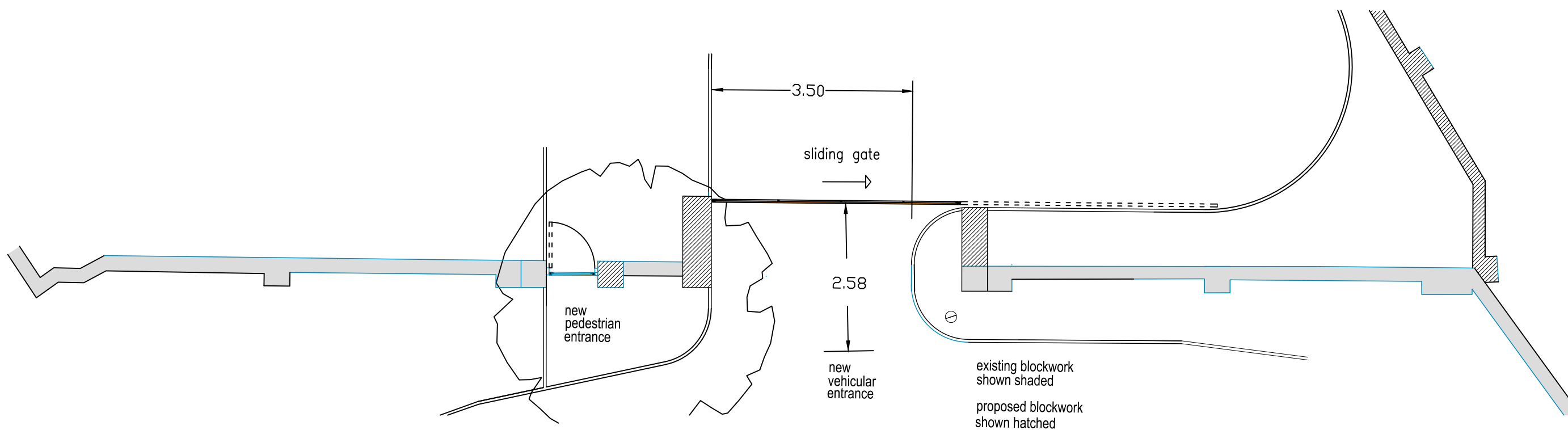
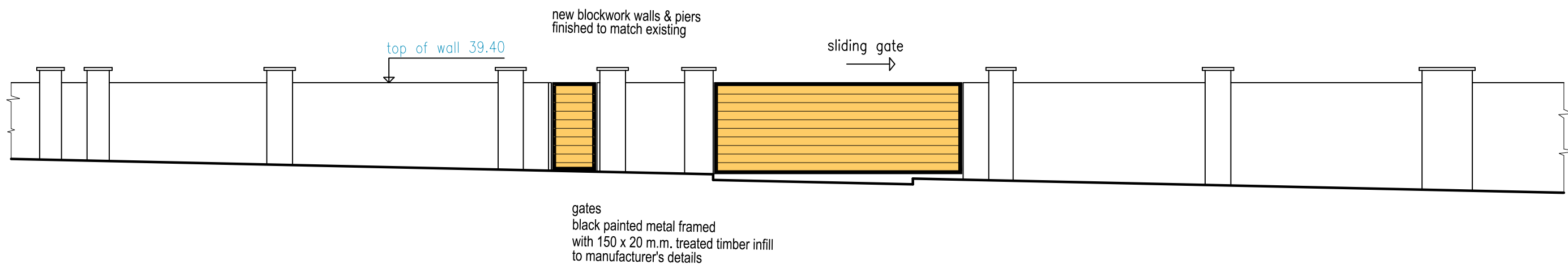


OVERALL HOLDING OUTLINED IN BLUE
 PROPOSED SITE BOUNDARY OUTLINED IN RED
 PRIVATE OPEN SPACE BEHIND THE FRONT BUILDING LINES (excluding car parking) = 153.18 SQ. M.
 SITE AREA 543.21 SQ. M.
 FLOOR AREA 215.05 SQ. M.
 PLOT RATIO .40
 SITE COVERAGE 24%



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 All dimensions and levels to be checked on site
 This drawing is for planning purposes only.

CLIENT	PROJECT	TITLE	DATE	SCALE	DRG. NO.	REVISIONS
Paul Baker	Proposed two storey dormer dwelling on site at rear of Sleive Killian Blacklion Greystones Co. Wicklow	Site Plan	November 2023	1:200	23.15.P2A	rev. A dwelling & site entrances relocated 23.4.24

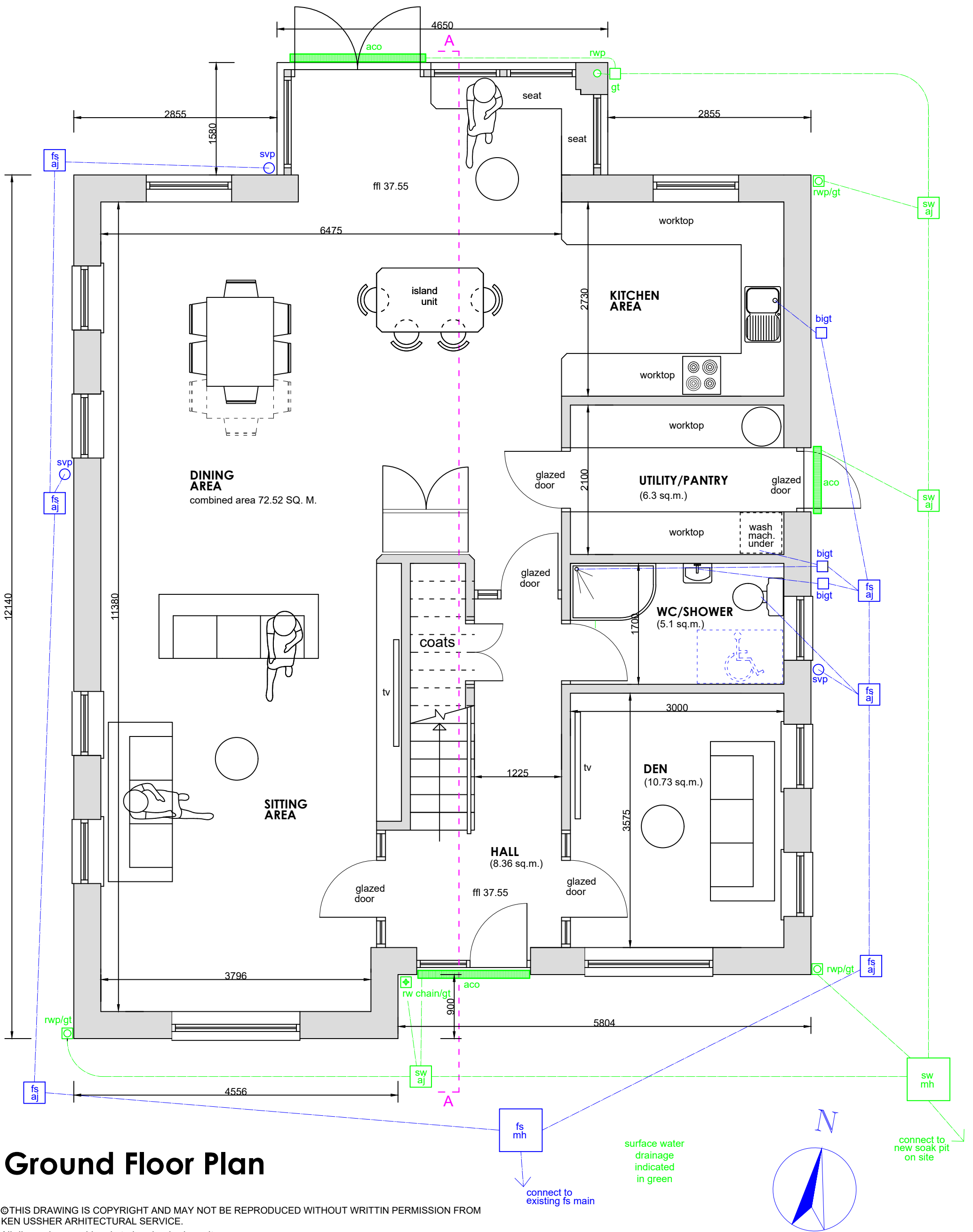


South boundary

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All dimensions and levels to be checked on site
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CLIENT	PROJECT	TITLE	DATE	SCALE	DRG. NO.	REVISIONS
Paul Baker	Proposed two storey dormer dwelling on site at rear of Sleive Killian Blacklion Greystones Co. Wicklow	South boundary	April 2024	1:75	23.15.P13	



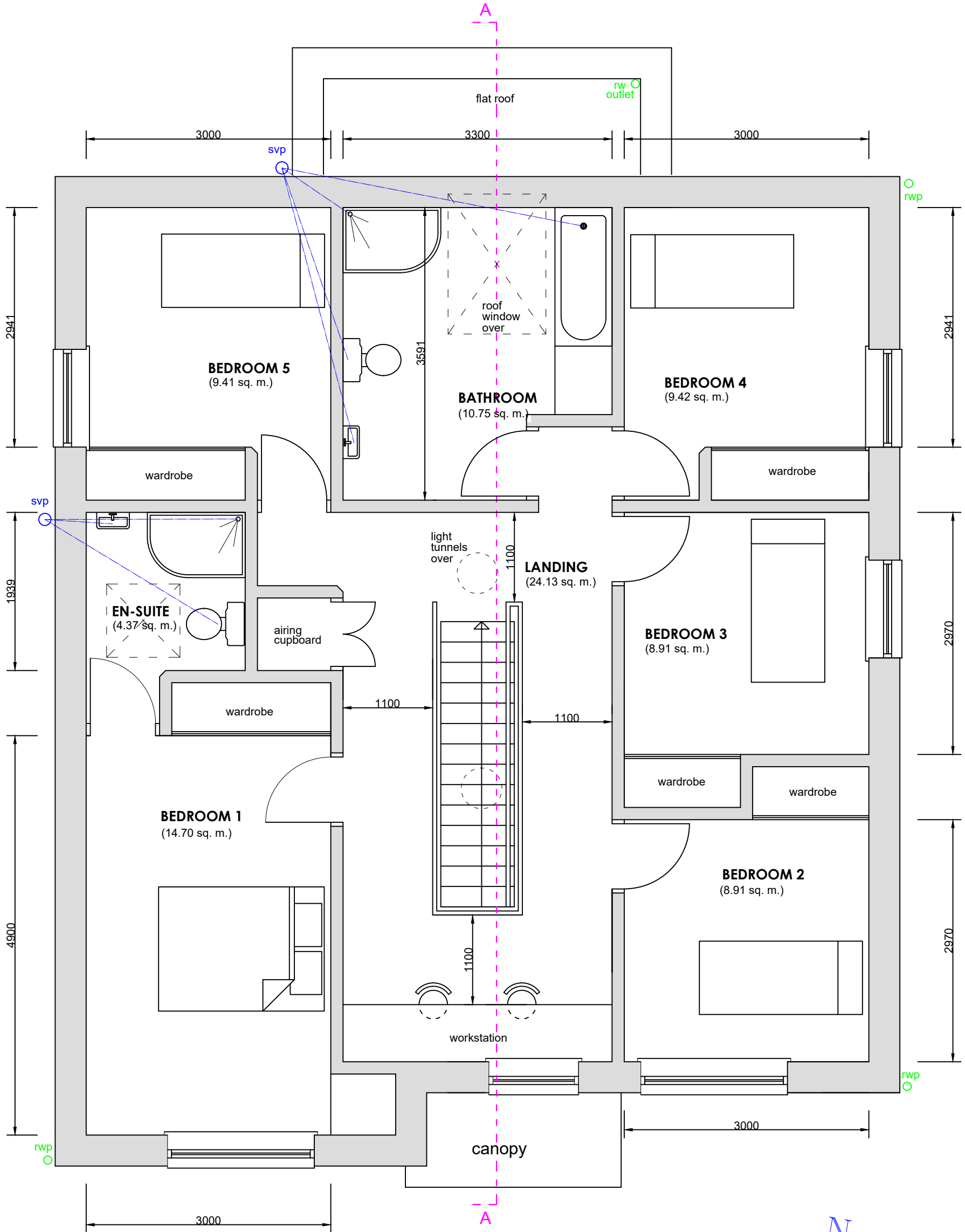
Ground Floor Plan

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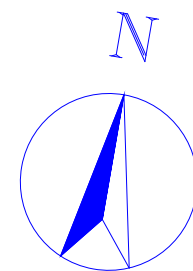
All dimensions and levels to be checked on site

This drawing is for planning purposes only.

CLIENT	PROJECT	TITLE	DATE	SCALE	DRG. NO.	REVISIONS
Paul Baker	Proposed two storey dormer dwelling on site at rear of Slieve Killian Blacklion Greystones Co. Wicklow	Ground Floor Plan	November 2023	1:50	23.15.P2A	Rev. A f.s. drainage revised 23.4.24



First Floor Plan

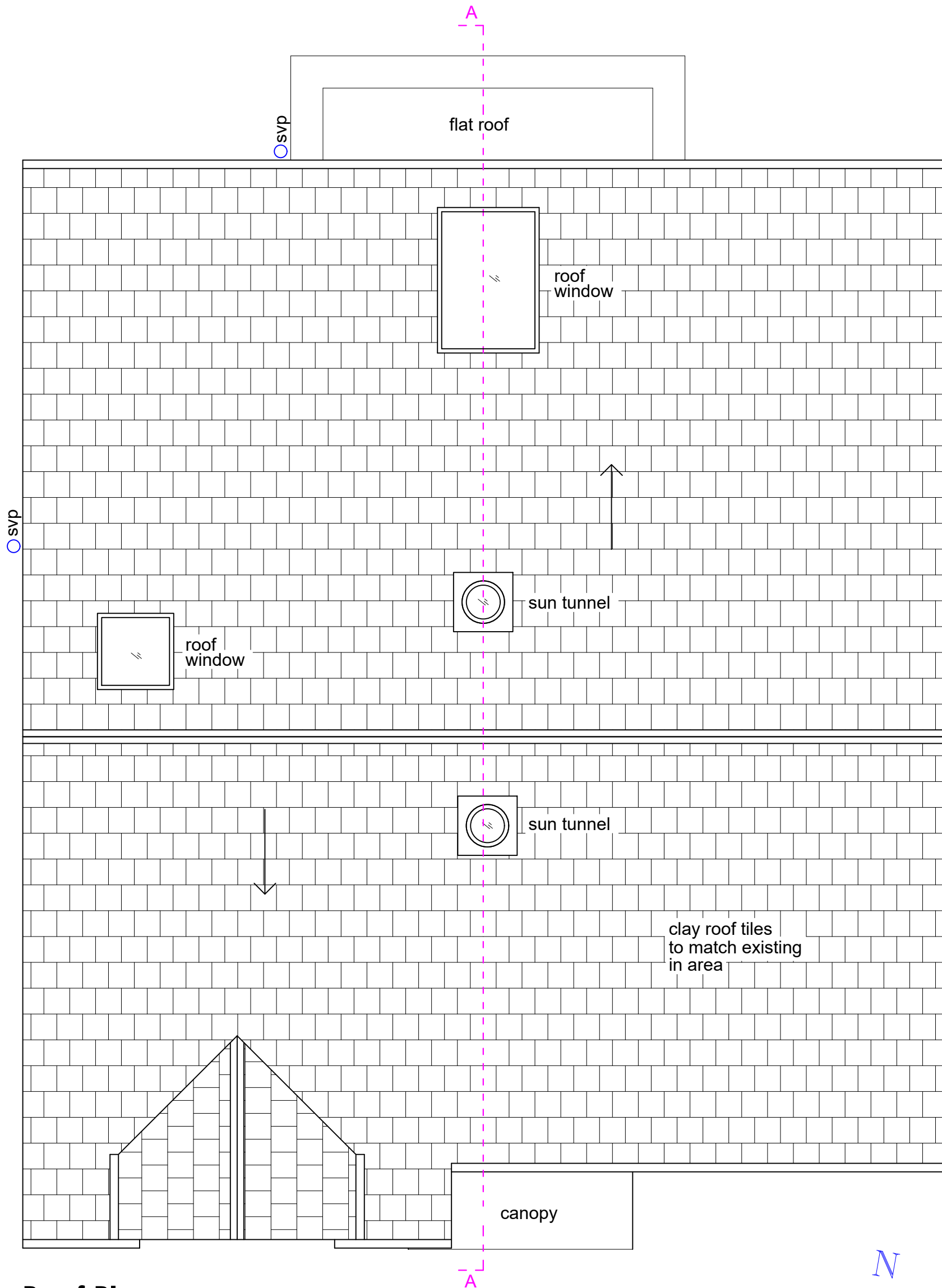


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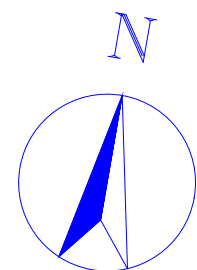
All dimensions and levels to be checked on site

This drawing is for planning purposes only.

CLIENT	PROJECT	TITLE	DATE	SCALE	DRG. NO.	REVISIONS
Paul Baker	Proposed two storey dormer dwelling on site at rear of Slieve Killian Blacklion Greystones Co. Wicklow	First Floor Plan	November 2023	1:50	23.15.P3A	Rev. A floor plan revised 24.4.24



Roof Plan

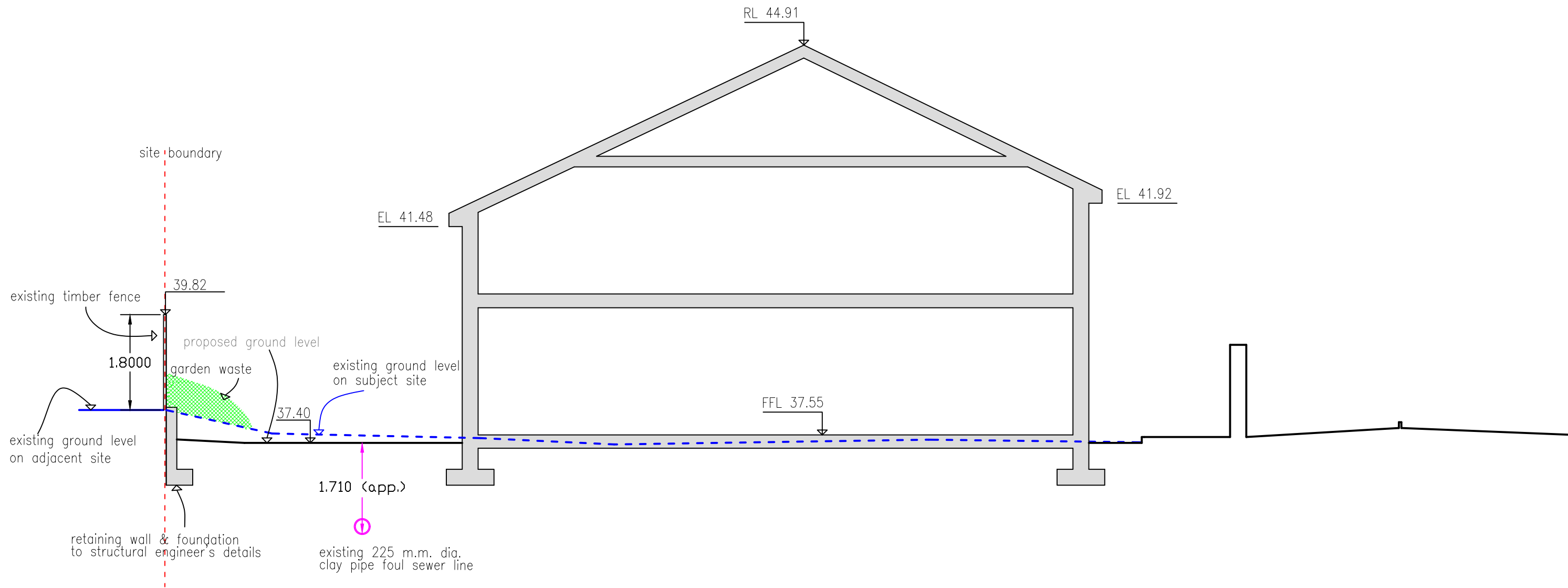


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All dimensions and levels to be checked on site

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CLIENT	PROJECT	TITLE	DATE	SCALE	DRG. NO.	REVISIONS
Paul Baker	Proposed two storey dormer dwelling on site at rear of Slieve Killian Blacklion Greystones Co. Wicklow	Roof Plan	November 2023	1:50	23.15.P4	Rev. A revisions to roof windows 24.4.24



Section B-B

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CLIENT	PROJECT	TITLE	DATE	SCALE	DRG. NO.	REVISIONS
Paul Baker	Proposed two storey dormer dwelling on site at rear of Sleive Killian Blacklion Greystones Co. Wicklow	Section B-B	April 2024	1:75	23.15.P12	



Legend

Sewer Manholes

- Standard
- Other; Unknown

Sewer Fittings

- Vent/Col

Sewer Mains (Irish Water)

- ➔ Gravity - Foul



Coordinate System: TM65 Irish Grid
Projection: Transverse Mercator

Scale @ A3: 1:1,004

Drawing No.: IW-AGG-2018-000

Drawn By: Mo Ismail

Checked By: <Add Name>

Approved By: <Add Name>

Drawn Date: 16/04/2024

Checked Date: <dd/mm/yyyy>

Approved Date: <dd/mm/yyyy>



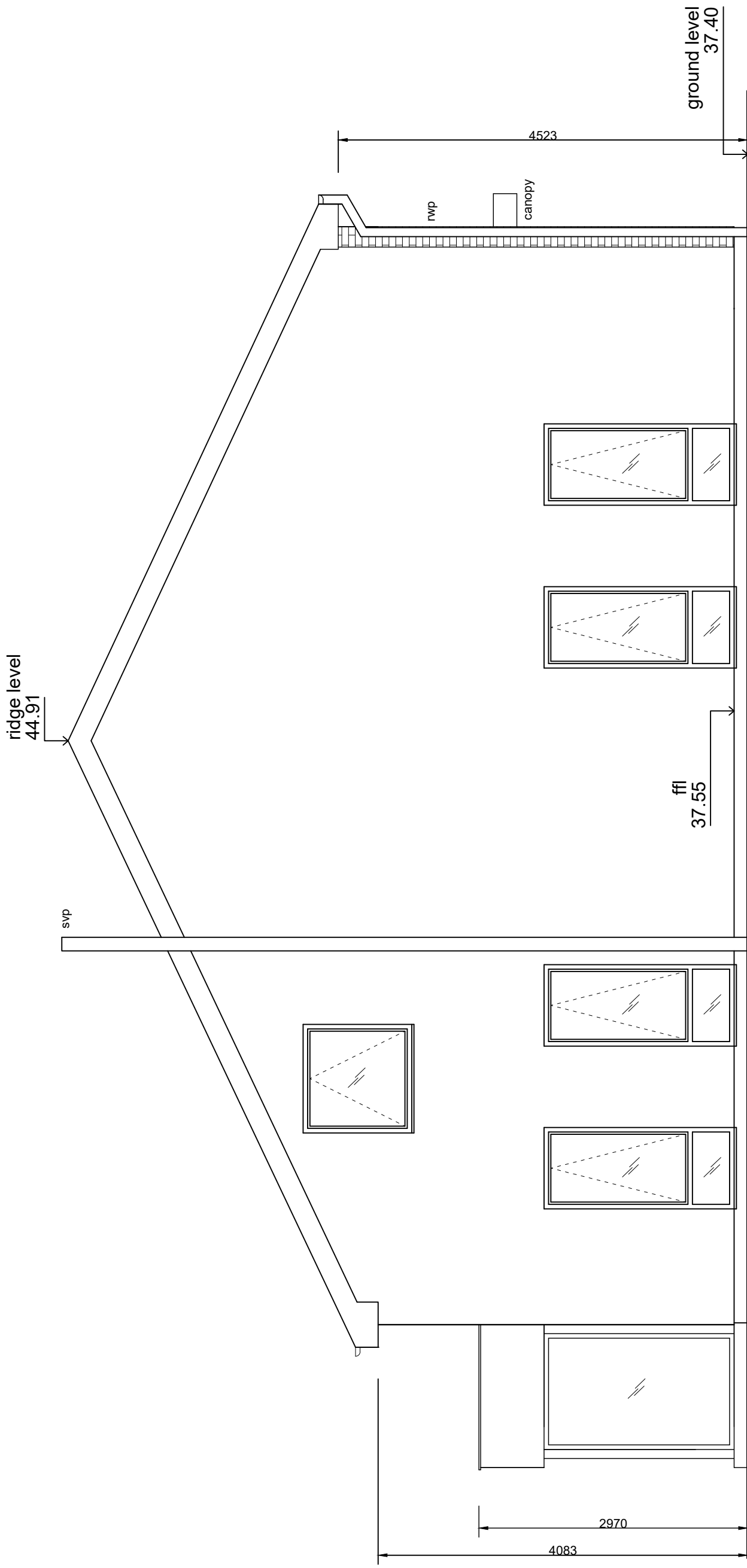
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Sewer Network Greystones, Co. Wicklow



selected double glazed windows

smooth sand / cement render finish

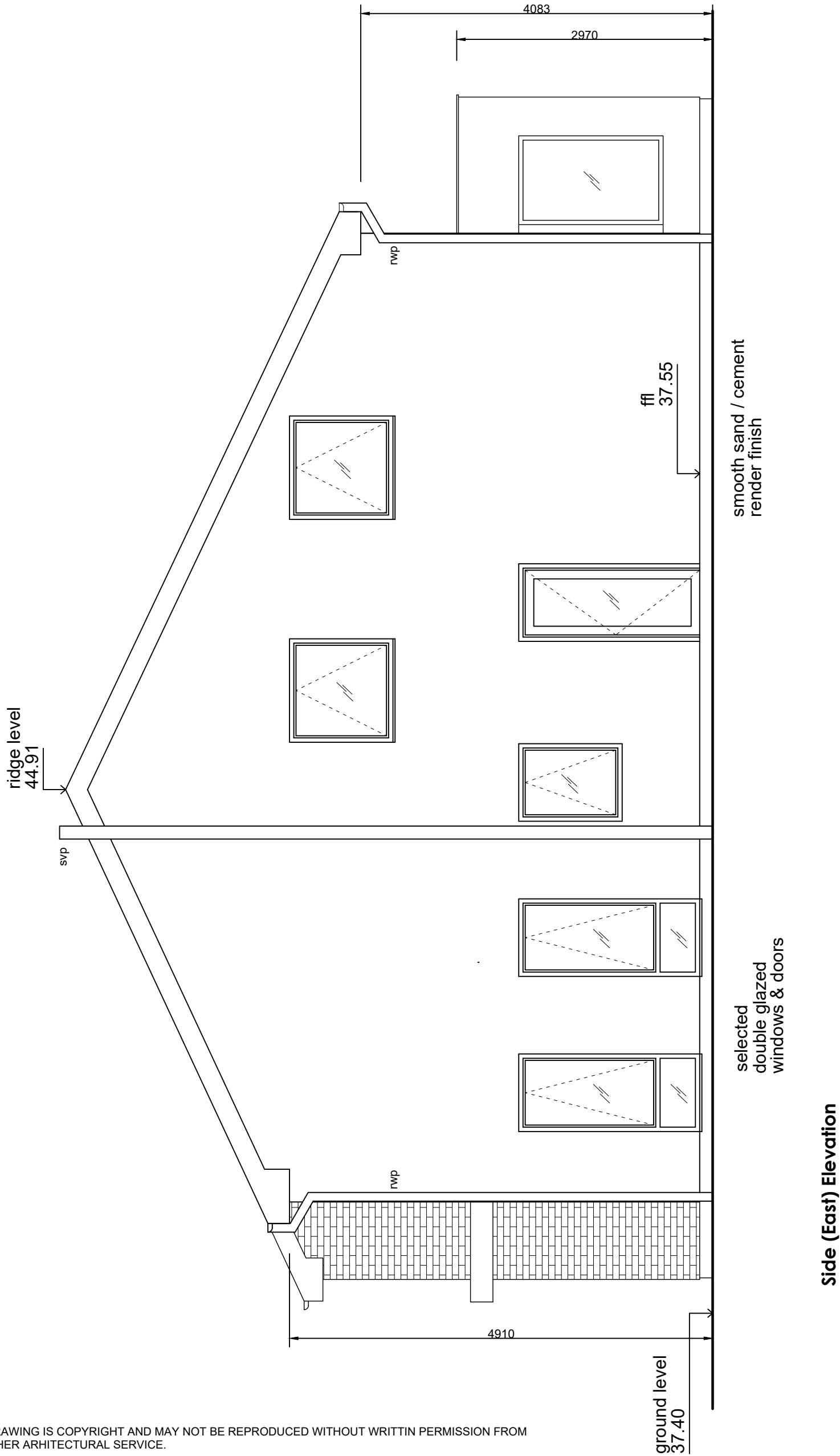
Side (West) Elevation

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All dimensions and levels to be checked on site

This drawing is for planning purposes only.

CLIENT	PROJECT	TITLE	DATE	SCALE	DRG. NO.	REVISIONS
Paul Baker	Proposed two storey dormer dwelling on site at rear of Slieve Killian Blacklion Greystones Co. Wicklow	West Elevation	November 2023	1:50	23.15.P8A	Rev. A window added on first floor 24.4.24



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All dimensions and levels to be checked on site

This drawing is for planning purposes only.

CLIENT	PROJECT	TITLE	DATE	SCALE	DRG. NO.	REVISIONS
Paul Baker	Proposed two storey dormer dwelling on site at rear of Slieve Killian Blacklion Greystones Co. Wicklow	East Elevation	November 2023	1:50	23.15.P7A	Rev. A windows added on first floor 24.4.24



COMHARLE CONTAE CILL MHANTÁIN
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

Aiás An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

PLANNING & DEVELOPMENT ACTS 2000 (as amended)

NOTIFICATION OF DECISION TO GRANT



Planning Register Number: 24/68
Valid Application Received: 14/02/2024
Further Information Received Date: 10/05/2024

In pursuance of the powers conferred upon them by the above-mentioned Act, Wicklow County Council has by Order dated 04/06/2024 decided to GRANT PERMISSION for development of land, namely:-

the construction of a 214.26 square meter two storey dwelling and a new site entrance from Bellvue Demesne including all associated site works at Rear of Slieve Killian, Blacklion, Greystones, Co. Wicklow

Subject to the 9 conditions set out in the attached schedule.

An appeal against this decision may be made to An Bord Pleanála within the prescribed period - see footnote.

Signed on behalf of Wicklow County Council.



SENIOR EXECUTIVE OFFICER
PLANNING, ECONOMIC & RURAL DEVELOPMENT

Date: 04/06/2024



PLANNING & DEVELOPMENT ACT 2000 (as amended)

Reference Number in Register: 24/68

SCHEDULE

Having regard to the location and zoning of the site and the pattern of development in the vicinity, 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 be acceptable in terms of traffic safety and convenience, is consistent with the current Wicklow County Development Plan and the Greystones-Delgany-Kilcoole LAP and is therefore consistent with the proper planning and sustainable development of the area. It is recommended that planning permission is granted for the proposed development subject to the following conditions.

1. This permission refers to the development as described in the documents lodged on the 14/02/2024 and by way of Further Information on the 10/5/2024 save as the conditions hereunder require.

REASON: For Clarification and to ensure that the development shall be in accordance with the permission.

2. Before development commences, the developer shall pay the sum of €15,184 (fifteen thousand, one hundred and eight four euro) to the Planning Authority as a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

The contribution sought is in accordance with Wicklow County Council's Development Contribution Scheme for the area in which the site is located and Section 48(1) of the Planning and Development Act 2000.

Where the contribution remains unpaid the monies payable shall be updated in accordance with the Wholesale Price Index as published by the Central Statistics Office on the 1st January of each year following the date of the Final Grant.

REASON: The public infrastructure and facilities included in the Development Contribution Scheme will facilitate the development and it is considered reasonable that the developer should contribute towards the cost thereof.

3. The first occupation of any residential unit shall be by individual purchasers or by those eligible for occupation of social and /or affordable housing, including cost rental housing, and shall not be by a corporate entity.

REASON: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing in the common good



4. **Prior to the commencement of development and for the written agreement of the Planning Authority** the applicant shall submit revised elevation and floor plan drawings showing the 2 no. first floor bedroom windows in the eastern side elevation of the dwelling constructed in such a manner so that they are angled towards the south east insofar as they do not directly address the shared eastern boundary of the application site.

REASON: In order to protect the privacy and amenity of the property to the east.

5. **Prior to the commencement of development and for the written approval of the Greystones MDE** the applicant shall submit plans/cross sections showing the following detail:

(a) The line of the existing public road edge kerbs retained along Bellevue Demesne and the kerb simply dropped to provide the vehicular access.

(b) Drawings showing the paved surface beyond the property boundary, within the existing public road verge to the front of the pedestrian entrance constructed as a standard concrete footpath.

(c) Drawings showing the driveway across the existing public road verge hard surfaced in concrete in a similar fashion to the pedestrian access but allowing for standard driveway detailing.

REASON: In the interest of road safety and the proper planning and sustainable development of the area.

6. All surface water run-off from roofs, entrances, driveways, parking areas etc. shall be collected and disposed of within the site to soakpits, drains or adjacent watercourses. In particular, no such surface water run-off shall be allowed to flow onto the public roadway or adjoining properties, nor to discharge to the public foul sewer.

REASON: In the interests of the proper planning and sustainable development of the area and residential amenity.

7. The connection to the public foul sewer network shall be made within the development site boundary itself and not made to the manhole within the public road associated with Bellevue Demesne.

REASON: In the interest of public health and the proper planning and sustainable development of the area.

8. (a) **Prior to commencement of development**, the written agreement of Irish Water shall be obtained for the provision of water services necessary to serve the proposed development.

(b) Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Uisce Éireann for written approval prior to works commencing. Separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. shall to be in accordance with the Irish Water Codes of Practice and Standard Details.

(c) The granting of this permission by Wicklow County Council is in its role as a Planning Authority. It does not commit Wicklow County Council to the provision of any water services to serve the proposed development. Details of connections and the specification of materials to be used for the water services are a matter for Irish Water.

REASON: In the interests of clarification and proper planning and development

9. Site development and building works shall be carried out only between the hours of 0730 to 1800 Monday to Fridays inclusive, between 0730 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 the interest of residential amenity, traffic/ pedestrian safety and proper planning and sustainable development.



Wicklow County Council - Inspection Purposes Only!

Footnote:

An appeal against a decision of a Planning Authority under the Planning and Development Act 2000 (as amended) may be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902. (Tel. (01) 8588100) during office hours.

1. You have four weeks beginning on the date the planning authority makes its decision. This is a strict time limit.
2. You must put your appeal in writing (either typed or handwritten).
3. You must clearly state your own name and address. If someone is acting for you, like a planning agent they must clearly state their own name and address as well as your name and address.
4. You must give enough details to allow An Bord Pleanála to identify the application you wish to appeal.
5. You must provide your planning grounds of appeal (reasons and arguments) for your appeal and any items you wish to support your grounds of appeal.
6. If you are a third party, you must include the written acknowledgement given to you by the planning authority to confirm it received your submission at planning application stage.
7. You must pay the correct fee <https://www.pleanala.ie/en-ie/fees>

For more information on how to make an appeal see www.pleanala.ie