



## Board Direction

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**Ref: PL03.240549**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19<sup>th</sup> September 2012.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the following draft reasons, considerations and conditions.

### REASONS AND CONSIDERATIONS

Having regard to the zoning of the site in the Local Area Plan for Kilkee, to the nature and scale of the development, the nature and scale of the existing two-storey extension to be demolished, and the existing pattern of development in the vicinity, it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars received by the planning authority on the 23<sup>rd</sup> day of March, 2012, 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 external finishes of the proposed extension including roof slates shall be the same as those of the existing dwelling.

**Reason:** In the interest of visual amenity.

3. Water supply and drainage arrangements, including the 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.

4. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and residential amenity.

5. Before development commences details of the design, height and finish of the proposed chimney stack shall be submitted and agreed in writing with the planning authority.

**Reason:** In the interest of residential amenity.

Board Member: \_\_\_\_\_  
Mary MacMahon

Date: 20<sup>th</sup> September, 2012