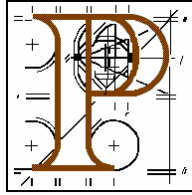


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

Clare County

Planning Register Reference Number: P11/705

An Bord Pleanála Reference Number: PL 03.240549

APPEAL by Margaret Haugh and others of 95 Monaleen Park, Castletroy, Limerick against the decision made on the 17th day of April, 2012 by Clare County Council to grant subject to conditions a permission to Damien Haugh care of Gerry Malone of Crossbeg, Cross, Kilrush, County Clare in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Demolition of existing rear extension and construction of new rear extension at Chapel Street, Kilkee, County Clare.

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.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the zoning of the site in the Local Area Plan for Kilkee, 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 the 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 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 23rd 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 harmonise with 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. Prior to commencement of development, details of the design, height and finish of the proposed chimney stack shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of residential amenity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2012.