



Board Direction

Ref: PL06D.245928

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24th March 2016. The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature, design, layout and scale of the proposed development, to the pattern of development in the vicinity, and to the residential zoning objective for the site as set out in the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would not be detrimental to the character of the Killiney Architectural Conservation Area, would be acceptable in terms of traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic incl. FI
2. Prior to the commencement of development, details and samples of all proposed external finishes shall be submitted to and agreed in writing with the Planning Authority. Non-reflective glass shall be used on all elevations facing the sea.

Reason: In the interest of visual amenity.

3. Prior to commencement of development, proposals for supplementary planting of the south western boundary in the vicinity of the proposed development shall be submitted to and agreed in writing with the planning authority, which shall be implemented within the next planting season following completion of construction. Any plants that die, are removed or become seriously damaged or diseased within a period of five years from the completion of development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of the visual amenities of the property to the south west.

4. Urban WaterDrain
5. CMP1
6. Section 48 Unspecified

Board Member: _____ Date: 24th March 2016
Fionna O' Regan