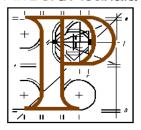# An Bord Pleanála

Board Direction

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Ref: 27.246011

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th, May 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 and to the pattern of development in the area and the permitted development at the site to the rear, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character of the Architectural Conservation Area, would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development 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 submitted on the 23rd day of November, 2015, 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. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority, the location and detailed specification for the boundary treatments. Unless otherwise agreed in writing with the Planning Authority details shall include a 1.8m high stone wall along the north-eastern boundary.

    Reason: In the interest of the proper planning and sustainable development of the area and to protect the amenities of the area.

3. Prior to commencement of the development, details of the materials, colours and textures of all the external finishes shall be submitted to and agreed in writing with the planning authority.

    Reason: In the interest of orderly development and to protect and enhance the character of the Architectural Conservation Area.

4. 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 and to ensure a proper standard of development.

5. Std, CMP (include hours of operation) and Reason

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

   Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member: _____ Date: 13th, May 2016

Paddy Keogh