



An
Bord
Pleanála

Board Direction
PL27.249280

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 25th 2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Under objective HER 4 of the Greystones-Delgany and Kilcoole Local Area Plan 2013 – 2019 it is an objective to protect and retain trees which contribute to the biodiversity value and the character and amenity of the area. The development of this site is governed by a requirement to protect trees as identified by T22 on Map B of the Plan. The proposed development would result in removal of a large number of mature trees particularly along the northern boundary of the site, which are considered have an intrinsic value and which contribute significantly to the amenities of the area. It is considered that the proposed development, by reason of its layout and design, would seriously injure the amenities of the area, would materially contravene Objective HER4 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is partially located within Flood Zone A and the proposed access road and parking would be subject to flooding. It is considered that, notwithstanding the proposed mitigation measures, the proposed development would be at risk of flooding, and could result in

flooding of adjacent lands, and that this risk cannot be removed pending works outside the site (on the R762), to alleviate overland flooding. The proposed development would, therefore, be premature pending such flood relief works, and would be contrary to the proper planning and sustainable development of the area.

Note: The Board was not satisfied with the level of detail regarding proposals for the restoration / refurbishment of Killincarrig Lodge, and the proposals for its immediate curtilage and setting, and was not convinced that a retail use on the ground floor of this property represented the most appropriate use for a structure of this significance, particularly in view of the related parking proposals for such a use, but decided not to pursue the matter, or include it as an additional reason for refusal, in the light of the substantive reasons for refusal set out in the Board Order.

[Please issue a copy of this Direction with the Board Order.]

Board Member

Date: 2nd July 2018

Philip Jones