



An
Bord
Pleanála

Board Direction
BD-001606-18
ABP-301244-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/10/2018.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the county development plan, the pattern of development and planning history, it is considered that the proposed development, subject to compliance with the conditions set out below, would be acceptable in terms of pedestrian and traffic safety and convenience, would be acceptable with regard to parking provision, would not seriously injure the visual and residential amenities of the area and would not adversely affect the character and integrity of the Pier Road Architectural Conservation Area. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the development by reason of its scale and massing, its contemporary design which is a counterpoint to the historic terraced houses on the opposite side of the road, and its siting as a termination to the streetscape opening towards the pier and the sea, would not seriously injure the visual amenity, character and integrity of the Architectural Conservation 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 12th day of February 2018, 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 development shall be in accordance with Condition Nos 2-15 attached to the grant of permission under An Bord Pleanala reference number PL 07. 242850, except as amended to conform with the plans and particulars lodged with the application and with the following conditions. (The development subject of the application shall not be implemented separately from the permitted development under PL 07. 242850).

Reason: In the interest of clarity and to ensure the completion of the development of the site in entirety.

Board Member

Date: 13/11/2018

Michelle Fagan