



An
Bord
Pleanála

Board Direction
BD-000970-18
ABP-301653-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/08/2018.

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

Reasons and Considerations

Having regard to the zoning of the site as set out in the, Greystones-Delgany and Kilcoole LAP, 2013 - 2019, the pattern of development and the extent of the development, it is considered that subject to compliance with conditions set out below, the development proposed to be carried out would not seriously injure the amenities of the area, would be acceptable in terms of pedestrian and traffic safety and would 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 10th day of April 2018 and the 3rd day of May 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. (a) Prior to the commencement of development, revised details shall be submitted to, and agreed in writing with the Planning Authority showing the wall altered, so that it is reduced in height to a maximum of 800mm for a distance of 3m, either side of the proposed entrance.

(b) The finish of the wall shall match the existing.

The alterations to the wall shall be carried out by the developer and shall be carried out at the expense of the developer. The development shall be carried out in accordance with agreed details.

Reason: For the achievement of satisfactory sight distances, in the interests of pedestrian and traffic safety.

Board Member

Date: 22/08/2018

Michelle Fagan