



An  
Bord  
Pleanála

**Board Direction**  
**BD-004248-19**  
**ABP-304844-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2019.

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 nature, extent and design of the proposed development, to the general character and pattern of development in the area and to the provisions of the Greystones – Delgany and Kilcoole Local Area Plan 2013-2019 it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the amenities of properties in the vicinity and would not detract from the character of Greystones Harbour Architectural Conservation Area. 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, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be retained and completed in accordance with the terms and conditions of the permission granted on the 13th day of August 2018 under An Bord Pleanála Reference Number ABP 301408-18 (Planning Authority Reference Number 17/985) and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

**Board Member**

**Date:** 11/10/2019

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Terry Prendergast