

An
Bord
Pleanála

Board Direction
BD-008094-21
ABP-308590-20

The submissions on this file, including both appeals, and the Inspector's report were considered at a Board meeting held on 30/04/2021.

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:

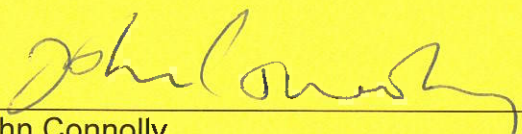
- (a) the provisions of the Kilkenny City & Environs Development Plan 2014 - 2020,
- (b) the nature, scale, building line and orientation of the development proposed to be retained and completed,
- (c) the proposed height, separation distances and design specification, and
- (c) the mixed pattern of development in the area,

it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and the proposed development would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>The development shall be retained and and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 15th of September 2020, as amended by the further information particulars received on the 15th of September 2020, 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 within 3 months of the date of this order and the development shall be retained and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority within 3 months of the date of this order.</p> <p>Reason: In order to screen the development and in the interest of visual amenity.</p>
3.	<p>This grant of permission does not include for the garage/ shed structure as indicated on the site layout plans.</p> <p>Reason: In the interests of clarity.</p>

Board Member


John Connolly

Date: 06/05/2021