



An
Bord
Pleanála

Board Direction
BD-008151-21
ABP-308809-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2021.

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 the provisions of the Kilkenny City and Environs Development Plan 2014 – 2020, for the area and to the siting and design of the proposed development, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities or depreciate the value of properties in the vicinity, and 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, as amended by the further plans and particulars submitted on the 22nd of October, 2020 and by the further plans and particulars received by An Bord Pleanála on the 8th day of January, 2021, 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. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. The external finishes shall harmonise in colour and texture with the existing finishes on the house.

Reason: In the interest of visual amenity.

Board Member



Michelle Fagan

Date: 13/05/2021