

An
Bord
Pleanála

Board Direction
BD-008344-21
ABP-309433-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2021.

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

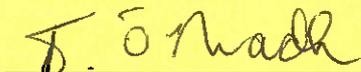
Having regard to the provisions of the Greystones – Delgany and Kilcoole Local Area Plan (LAP) 2013 – 2019 as extended, and the location of the site within 'AP3' an area designated for an Action Plan, to the location of the site within the developed Greystone Marina, adjacent to the town centre, and to the nature, form, scale and design of the development, it is considered that, subject to compliance with the conditions set out below, 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

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| 1. | The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 30 th Day of April 2020 and as amended by the further plans and particulars submitted to the Planning Authority on the 10 th day of December 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 |
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Details of the materials, colours and textures of all the external finishes to the building shall be submitted to, and agreed in writing with, the Planning Authority and shall be fully completed within six (6) months of receipt of this order.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

Board Member


 Terry Ó Niadh

Date: 28/05/2021

Note:

The Board noted the Inspector's recommended condition 2(b) but considered that the image proposed to be displayed, in the form of perforated aluminium cladding, on the south elevation of the building was appropriate.