

An
Bord
Pleanála

Board Direction
BD-010689-22
ABP-312022-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th May 2022.

The Board decided to grant permission for the proposed development for the following reasons and considerations and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Kinsale Town Development Plan 2009-2015 (as extended and varied), to the nature and scale of the proposed development and to the existing pattern of development in this town centre location, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, or of property 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 4th day of October 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. The developer shall comply with the following requirements: -

- (a) The dressing room window at Level 2 on the eastern elevation shall be fitted and permanently maintained in obscure glass.
- (b) The new glass balustrade to the east of the terrace at the rear shall be fitted with and permanently maintained in obscure glass.

Reason: In the interest of the residential amenity.

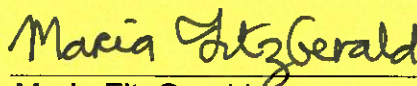
3. The exterior of the proposed extension shall be rendered in a dark colour, details of which shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangement, including the attenuation and 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.

Board Member



Maria FitzGerald

Date:

12th May 2022