



The submissions on this file and the Inspector's report were considered at a Board meeting held on August 12th 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation subject the following amendments and for the following reasons and considerations, and subject to the following conditions.

REASONS AND CONSIDERATIONS

Having regard to the zoning for the site, to the quantum of development proposed, to the pattern of development in the area, and to the planning history of the site, the Board considered that, subject to compliance with the conditions set out below, the proposal would be acceptable in terms of traffic safety and convenience, would not have a significant adverse impact on residential amenities, would not seriously injure the visual amenity of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to Kildare County Council on the 24th day of February, 2016, 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 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.

3. Traffic, access, lighting and parking arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public safety and to ensure a proper standard of development.

4. The use of the extension shall be restricted to normal school hours only. There shall be no use of the structure for evening meetings, functions, extra-curricular activities, evening classes or any other such use outside of normal primary school teaching hours.

Reason: To protect the amenities of the adjoining properties.

5. Prior to commencement of development, details of the materials, colours and textures of all external finishes to the proposed development inclusive of obscure glazing to windows as per drawing no. 15-26/PL003 submitted to Kildare County Council on 24th February 2016, shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of visual and residential amenities.

Note: The Board concurred with the planning authority with regard to the reasoning behind condition 2 but considered that the imposition of such a condition was inappropriate.

Board Member _____ **Date:** 12th August 2016
Paul Hyde