



An
Bord
Pleanála

Board Direction
PL09.246754

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 19th 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations.

Having regard to the provisions of the Kildare County Development Plan 2011-2017, in particular Section 10.4.10 Rural Enterprises, to the pattern of development in the area and to the nature and scale of the proposed development to be retained, the Board considered that subject to compliance with the conditions as set out below, the proposed development to be retained would not give rise to traffic hazard and would be acceptable in terms of residential amenity and therefore would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 7th day of December 2015 and by the further plans and particulars received by An Bord Pleanála on the 15th day of July, 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. This permission for retention is limited to a duration of 2 years only.

Reason: To allow a review of the effects on neighbouring residential amenity.

3. Details of sightlines to be agreed in writing with the Planning Authority

Reason: In the interest of traffic safety.

4. Noise mitigation measures to be agreed in writing with the Planning Authority
(See PA Condition No 2)

Reason: In the interest of residential amenity.

5. As per condition 4 of the PA

6. As per condition 5 of the PA

7. Parking layout to be agreed in writing with the Planning Authority

Reason: In the interest of residential amenity and traffic safety.

8. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board accepted that the sightlines might not quite meet standards however based on the low traffic levels of the local road didn't consider it sufficient reason to merit a refusal in this instance.

Board Member

 Paul Hyde

Date: 19.09.16