



Board Direction

Ref: 09.246859

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27th, October 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development and to the residential zoning of the site in the Kildare County Development Plan 2011-2017 and Nass Town Development Plan 2011-2017 and to the existing character and pattern of development of the area, it is considered that subject to compliance with the conditions as set out below the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity of the site, would be acceptable in terms of traffic safety and convenience and would 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 12th day of May 2016 except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. A boundary block wall 1.8m in height capped and rendered on both sides shall be provided along the northern boundary of the site with Broadfield View.

Reason: In the interest of residential and visual amenity.

3. The roadway shall be suitably fenced off from public use pending a grant of permission for development on the adjacent lands.

Reason: In the interest of amenity and public safety.

4. The entrance and internal road network shall comply with the detailed standards of the planning authority for such road works.

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

5. 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.

6. 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 interest of public safety and residential amenity.

Board Member: _____ Date: 27th, October 2016
Paddy Keogh