



An
Bord
Pleanála

Board Direction
PL09.247128

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 22nd 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 and the Monasterevin LAP 2016-2022, the nature and scale of the proposed development, to the pattern of development in the area the board considered that the proposed development represented a positive response to the streetscape and receiving environment and would not constitute a poor quality scheme and subject to compliance with the conditions as set out below, would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed layout and response to the streetscape was appropriate and was satisfied that the development would not seriously injure the residential amenities of the Protected Structure or the adjoining property to the North and represent a positive response to the streetscape and the urban grain of the town centre of Monasterevin,

Conditions

1. Plans and partics as per drawings submitted to PA , not appeal drawings
2. CMP
3. Materials and finishes
4. Standard urban drain
5. S48 Unspecified

Note: The Board considered that the original scheme as submitted to the planning authority was preferable to the layout and design submitted on appeal.

Board Member

Paul Hyde

Date: 22.12.16