



## Board Direction

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**Ref: PL09.247347**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 10<sup>th</sup>, 2017.

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

### Reasons and Considerations

Having regard, inter alia, to:

- the provisions of the Kildare County Development Plan 2011 - 2017,
- the provisions of the Maynooth Local Area Plan 2013 in which the lands are zoned 'B' (Existing Residential/Infill) which seeks to "protect and improve residential amenity; to provide for appropriate infill residential development and to provide for new and improved ancillary services",
- the design, nature and extent of the proposed development,
- the planning history of the site including the parent permission for development wherein a mix of apartments/retail units were permitted on the subject lands (ABP Ref. PL09.206437) and to the more recent Board decision in respect of these lands under (ABP Ref. PL09.243724);
- the pattern of development in the area,
- the documentation and submissions on file, and

- the report of the planning inspector,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area, would deliver an acceptable standard of residential amenity for future occupants, would be acceptable in terms of traffic safety and convenience, and further considered that the existing and proposed development would be served by adequate private and public open space provision. The proposed development would, therefore, 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, principally on grounds that the proposed development would seriously injure the visual and residential amenities, the Board was satisfied, having regard to the planning history of the site, the planning policy provisions pertaining to the site and the design and layout of the proposal, that the proposed development would be acceptable in terms of impacts on visual and residential amenity and would be acceptable from a traffic and pedestrian safety viewpoint.

### **Conditions**

1. Plan Particulars including FI.
2. Condition 2 as per PA
3. Condition 3 as per PA
4. Condition 4 as per PA
5. Condition 5 as per PA
6. Condition 6 as per PA
7. Standard urban water drainage condition and reason.
8. Standard Construction Hours condition and reason.
9. Standard CMP1 condition and reason.
10. S.48 General Contribution Unspecified.

Board Member: \_\_\_\_\_ Date: February 10<sup>th</sup>, 2017  
Nicholas Mulcahy