



An
Bord
Pleanála

Board Direction
PL09.248060

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 7th 2017.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Kildare County Development Plan 2017-2023, the planning history, the single story nature of the proposed development, and the pattern of development in the area, the Board considered that subject to compliance with the conditions as set out below, the proposed development would not injure the residential amenities of the area, would not be prejudicial to public health by reason of surface or ground water contamination and 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, the Board the board noted and concurred with the planning authority's assessment of the site characteristics and considered that the proposed development addressed the previous reasons for refusal.

Conditions

- 1 Plans and particulars.
- 2 Occupancy clause as per PA condition 2
- 3 Materials and finishes as per PA condition 3
- 4 As per PA condition 4
- 5 As per PA condition 5
- 6 As per PA condition 10
- 7 As per PA condition 15

- 8 As per PA condition 16
- 9 As per PA condition 17
- 10 As per PA condition 20

- 11 The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Date: 07.07.17

Paul Hyde