



An
Bord
Pleanála

Board Direction
PL09.248953

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st November 2017.

The Board decided, by a 2:1 majority to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the location of the site on residentially zoned lands in the Naas Town Development Plan and to the compliance with the development management standards for infill development in the Kildare County Development Plan 2017-2023, to the pattern of development in the area and to the acceptable scale and design of the dwelling, it is considered that subject to compliance with conditions set out below, the proposed development would not result in haphazard backland development or seriously injure the residential amenities of the area or of property in the vicinity, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

1.0 Conditions

1. Plan Partic std
2. Details of the materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. The dwelling shall be occupied as a dingle dwelling unit and shall not be sub-divided or used for any commercial purposes.

Reason: In the interest of residential amenity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

In this regard:

- (a) All foul sewage and soiled water shall be discharged to the public foul sewer.
- (b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system or soakpits.

Prior to commencement of development detailed proposals for surface water management in accordance with the requirement of the PA to be submitted for written agreement (standardise)

Reason: In the interest of public health.

5. Prior to commencement of development, revised drg etc... incorporating a more detailed landscaping scheme for the site, generally as indicated in the submission received by ABP on 31st July 2017. The scheme shall include measures for protection of existing hedgerows during the construction stage. Reason: residential amenity. (standardise)

6. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

Reason: In the interests of visual and residential amenity.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details on 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.

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting 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 the 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 developers 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: 6th November 2017

Conall Boland