



An
Bord
Pleanála

**Board Direction
PL09.249038**

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 7th 2017. Further to this a S 137 notice was issued to all parties. The responses to the S.137 request were considered on the 18th January 2018 and revised public notices were sought from the applicant. Subsequent to this a meeting was held on April 5th 2018 at which all submissions and documents received were considered.

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

Reasons and Considerations

In coming to its decision the board had regard to the following;

- Guidelines for Planning Authorities – Sustainable Residential Development in Urban Areas, 2009 ,
- to the provisions of the Kildare County Development Plan 2017-2023
- the layout and increased density details in the revised plans and particulars submitted under S 137
- the report of the inspector

the Board considered that the proposed development as revised in Option 2 of S.137 response would represent an acceptable density given its proximity to both the scenic landscape of the Curragh and to the town centre of Newbridge and represents an acceptable balance between the competing objectives as outlined in the Kildare Development Plan and would, subject to compliance with the conditions

as set out below, be in accordance with Ministerial Guidelines. 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, the Board considered that the revised option No 2 submitted in response to the S.137 request substantially addresses the concerns of the Inspector with regard to an appropriate level of density on this serviceable site adjacent to the town of Newbridge.

Conditions

1. Plans and particulars including Section 137 response received 11th January 2018
2. Materials and finishes
3. Standard water and drainage condition
4. Service cables condition
5. Naming condition
6. Landscaping condition
7. CMP
8. Archaeology condition
9. Std taking in charge condition
10. Standard dev works condition 0700 1900hrs Monday – Friday 0800 – 1400 Saturdays.
11. Part V
12. Bond condition
13. S48

Board Member

Date: 05.04.18

Paul Hyde