



An  
Bord  
Pleanála

**Board Direction**  
**BD-000426-18**  
**ABP-300962-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/06/2018.

The Board decided 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 Zoning Objective 'B' for the area, to the planning history on the site and in the vicinity of the site, the scale and design of the proposal, including the narrow depth of the balcony area, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development to be retained would be in accordance with the provisions of Section 17.4.8 of the current Kildare County Development Plan 2017-2023, would not seriously injure the residential or visual amenity of the area and would not detract from the character or setting of the adjacent Protected Structure. The proposal would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

**Board Member**

**Date:** 07/06/2018

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Terry Prendergast