



An  
Bord  
Pleanála

**Board Direction**  
**BD-000796-18**  
**ABP-301058-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/07/2018.

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 design and layout of the subject development and the existing pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought does not seriously injure the amenities of the area and is not contrary to the provisions of the Kildare County Development Plan 2017-2023, and 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. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**REASON:** In the interests of clarity.

2. This permission relates solely to the 2 new houses that are the subject of this application.

**REASON:** In the interest of clarity

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall be erected on the site or within the rear garden area without a prior grant of planning permission.

**REASON:** In the interest of the amenities of the area

4. Apart from the departure authorised by this permission, the development shall remain in accordance with the terms and conditions of the previous permissions relating to the site, namely the parent permission planning registration number 07/1474 as extended by permission granted under 12/963 and 17/1008 and any agreements entered into thereunder.

**REASON:** In the interests of clarity and to ensure proper servicing of the development.

**Board Member**

**Date:** 30/07/2018

---

Terry Ó Niadh