



An  
Bord  
Pleanála

**Board Direction**  
**BD-001215-18**  
**ABP-301077-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/09/2018.

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 provisions of the current Kildare County Development Plan, 2017-2023, and to the information submitted as part of the planning application together with the information submitted in the appeal, the Board is satisfied that the proposed development, generally accords with the policy requirements of the Development Plan, and if permitted, would not seriously injure the general, visual or residential amenities of the area, would not represent a traffic hazard and would therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

The development shall be carried out 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 interest of clarity.

2. There shall be no right turn exiting the hereby permitted gated access. Prior to the commencement of any development on site, full details of the layout of the access, including signage to prevent right turns on exit, shall be submitted for the written agreement of the Planning Authority.

**Reason:** In the interest of traffic safety.

3. The landscaping scheme shown on drg no. NRP-PA-003, as submitted to the planning authority on the 5<sup>th</sup> day of December, 2017 shall be carried out within the first planting season following the commencement of the development works.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential and visual amenity.

4. Prior to the commencement of any development on site, full details and specifications of public lighting system to serve the development shall be submitted for the written agreement of the Planning Authority. The access shall not be used until the approved lighting system has been fully implemented and is functioning to the satisfaction of the Planning Authority.

**Reason:** In the interests of proper planning and sustainable development.

5. 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:** 28/09/2018

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Eugene Nixon