



An  
Bord  
Pleanála

**Board Direction**  
**BD-002372-19**  
**ABP-302399-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/02/2019.

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 location of the site within the boundary of the Leixlip Local Area Plan 2010, and on a site zoned for new residential development in the draft Leixlip Local Area Plan, 2017- 2023, to the nature, scale and design of the proposed development, the availability in the area of a wide range of social infrastructure, to the pattern of existing and permitted development in the area, and to the provisions of the Kildare County Development Plan 2017-2023, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area, would not be prejudicial to public health, and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

Generally as per Inspector's report.

Amend c2 as follows:

The proposed development shall be amended as follows: -

- (a) screening to be incorporated to east face of north facing balcony to apartment No.17.
- (b) windows to the en-suite and bathroom on east facing elevation of apartment No.17 shall be obscure glazing only.
- (c) window to bedroom 1 on east facing elevation of apartment No. 17 shall be omitted.
- (d) screening to be incorporated to southern face of east facing balcony of apartment No. 19 and to southern face of west facing balcony of apartment No. 20.
- (e) the windows to bedroom 1 and bedroom 2 in southern elevation of apartment No. 19 shall be redesigned as projecting angled windows with no direct overlooking of adjoining residential properties to the south.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of protecting the residential amenities of neighbouring properties.

**Board Member**

**Date:** 15/02/2019

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Terry Prendergast