



An  
Bord  
Pleanála

**Board Direction**  
**BD-002230-19**  
**ABP-302586-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/01/2019.

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 and zoning of the site, the provisions of the Kilcock Local Area Plan 2015-2021 and to the previously permitted development on this site granted under planning registration number, 15/463, it is considered that subject to compliance with the conditions attached, the proposed amendments would not seriously injure the visual amenities or the character of the area, and would therefore be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance the plans and particulars lodged with the planning application, as amended by the further plans and particulars submitted on the 30<sup>th</sup> day of July 2018, except as may be otherwise required in order to comply with the following conditions.

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

2. The proposed development shall be amended to ensure that the internal road which provides access to the onsite ESB substation extends to the boundary limit of the subject development site (that is, that there is no intervening strip of grass), and the area outlined in blue on (Drawing Ref. 6193-001) which is within the applicant's legal interests but not within the subject development application boundary.

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 interests of clarity

3. Apart from the revisions authorised by this permission, the development shall be carried out in full accordance with the terms and conditions of the parent permission, planning registration number 15/463.

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

4. 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 the 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:** 28/01/2019

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Maria FitzGerald