



An
Bord
Pleanála

Board Direction
BD-002221-19
ABP-302587-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2019.

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 of the site on town centre zoned lands in the current Leixlip Local Area Plan 2017-2023, to the nature, design and limited scale of the proposed development and to the pattern of development in the vicinity of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character of the area or the Architectural Conservation Area within which the site is located, would be compatible with the established mix of uses in the vicinity of the site, would help to satisfactorily maintain the vitality and viability of the town centre 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 with the plans and particulars lodged with the application as amended by the further plans and particulars submitted to the planning authority on the 11th day of July, 2018, 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. Details of the proposed arrangements for the removal of the existing 'Polish Shop' shop front and the re-instatement of the previous shop front beneath shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. These agreed works shall be completed prior to the occupation of the proposed apartment units.

Reason: In the interest of visual amenity.

4. No signage, advertising structures/advertisements or other projecting elements, other than those permitted in compliance with the requirements of Condition No. 3 above, shall be erected on site or attached to the premises without a prior grant of planning permission.

Reason: In the interest of visual amenity.

5. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Board Member

Date: 25/01/2019

Dave Walsh