



An  
Bord  
Pleanála

**Board Direction**  
**BD-002907-19**  
**ABP-303536-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2019.

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 Naas town centre, on lands zoned "Town Centre" in the Naas Town Development Plan 2011-2017; the policies of the planning authority as set out in the Kildare County Development Plan 2017-2023; the nature, scale and design of the proposed development – being an extension to an existing hotel; and to the pattern of development in the area: 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, would respect the existing character of the Architectural Conservation Area within which it is located, would not directly or indirectly impact on any Protected Structure, and would be acceptable in terms of traffic and pedestrian safety and convenience. 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 c 3 as follows:

The proposed restaurant and associated bar facilities shall not be used as a function room/conference room, or dance area – without a prior specific grant of planning permission.

**Reason:** In the interest of residential amenity and orderly development.

**Board Member**

**Date:** 30/04/2019

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Terry Prendergast