



An
Bord
Pleanála

Board Direction
BD-005644-20
ABP-306221-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/04/2020.

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 Kildare County Development Plan 2017-2023 and the Kildare Town Local Area Plan 2012-2018, and the nature and scale of the development in an established residential area in an urban centre, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would be acceptable in terms of the residential amenity for occupants and would not seriously injure the residential amenities of property in the vicinity. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained, in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on 29.10.2019 and 06.11.2019 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 and the development shall be carried out, completed and retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Within 8 weeks of the date of this Order, a revised site layout plan accurately setting out the position of the house on site shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of clarity.

3. Within 8 weeks of the date of this Order, details of the materials, colours and textures of external finishes shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the 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.

5. Within 3 months of the date of this Order, the applicant or developer shall enter into a water and/or waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting 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: 24/04/2020

Maria FitzGerald