



An
Bord
Pleanála

Board Direction
BD-005842-20
ABP-306511-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2020.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 2

Amend condition number 3(a) and condition number 24 as follows

Reasons and Considerations

Having regard to the provisions of the Kildare County Development Plan 2017 – 2023, Kildare County Development Contribution Scheme 2015 – 2022, the Maynooth Local Area Plan 2013 - 2019, National Guidelines and the zoning of the site for town centre uses, to the location of the site in an established urban area and to the design and material finishes of the proposed development, it is considered that the development of the third storey/ fourth floor will not impact negatively on the skyline or on the Maynooth Architectural Conservation Area.

Condition 3 (a)

The number of student bedrooms permitted is 88, comprising of 94 no. bed spaces, as indicated on the floor plans received by the Planning Authority as further information on 11th October 2019.

Condition 24:

The developer shall pay to the planning authority a financial contribution of €37,988 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 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. The application of any indexation required by this condition 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.

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:** 28/05/2020

Michelle Fagan