



An
Bord
Pleanála

Board Direction
BD-007360-21
ABP-307534-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2021.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations, and subject to the following , for the demolition of the modern single storey extension to the side/south west of Glebe House, the single storey detached dwelling to the rear of Glebe House and the boiler-house adjacent to the north west corner of the site, and the conversion and refurbishment of Glebe House and associated extensions and outhouse to create 4 no. apartments and the conversion and refurbishment of the Coach House to create a one bed dwelling.

Reasons and Considerations

Having regard to the nature and design of the proposed development, the location of the site in the village of Sraffan, the zoning objective for the site and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with current Development Plan policies and objectives for the area, would not seriously injure the integrity, setting and character of the protected structure, Glebe House, or the visual or the residential amenities of the area and would be acceptable in terms of traffic safety and convenience. The proposed development 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 on appeal to An Bord Pleanála 10th of July 2020, 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. Access to the proposed development shall be via the existing access arrangements to Glebe House.

Reason: In the interest of orderly development

3. 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.

4. The developer shall enter into water and/or waste water connection agreement(s) with Irish Water prior to the commencement of this development.

Reason: In the interest of public health.

5. Details of the materials, colours and textures of any external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenities.

6. ProtSupervis 2

7. Detailed measures in relation to the protection of bats shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development. These measures shall be implemented as part of the development. Any envisaged destruction of structures that support bat populations shall be carried out only under licence from the National Parks and Wildlife Service and details of any such licence shall be submitted to the planning authority.

Reason: In the interest of wildlife protection.

8. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 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.

9. Security 3

10. 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 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.

and

- (2) refuse permission for 18 new dwellings and associated development in the grounds of Glebe House for the following reasons and considerations:

Having regard to the dominance and character of the suburban – type housing proposed, combined with the overall design and layout, it is considered that the proposed development would be an inappropriate form of development which would have a negative visual impact on the character and setting of the Protected Structure (RPS No. B14-23), NIAH Ref; 11809006,

Glebe House, and would, therefore, be contrary to Policy PS 2 of the Kildare County Development Plan 2017-2023 which seeks to protect the special character of the proposed structures from inappropriate development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission for the 18 new dwelling houses, the Board did not agree that the proposed housing layout and design, which it considered to be suburban in character and inappropriate for this sensitive site, would not seriously injure the integrity, setting and character of the protected structure.

Board Member:

Date: 20/01/2021

Terry Prendergast

Note: The Board did not consider the residential density proposed to be excessive, considered that the site could be capable of achieving Development Plan densities, depending on the form of development proposed.

Please issue Direction with Order.