



An
Bord
Pleanála

Board Direction
BD-007293-21
ABP-308349-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/01/2021.

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 design, scale and height of the development, the existing building on site and the pattern of development within the area, it is considered that the development would not adversely impact on the residential amenities of neighbouring properties by reason of adverse overlooking or overshadowing. The development proposals are in accordance with the underlying land use zoning objective pertaining to the site and with the policies and objectives of the current Kildare County Development Plan in relation to extensions and alterations. The development is therefore, 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 on the 30th day of March 2020 as amended by the further plans and particulars submitted to the Planning Authority on the 14th day of August 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 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 and to ensure a proper standard of development.

- 3 Construction and demolition waste shall be managed in accordance with a construction traffic, waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

- 4 Site development and building works shall be carried out only between the hours of 0700 to 1900 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 amenities of property in the vicinity.

- 5 The converted attic space shall be used for storage purposes only and shall not be used for human habitation, or any other purpose with the benefit of planning permission. as non-habitable

Reason: In order to safeguard the amenities of property in the vicinity and in the interest of proper planning and sustainable development.

- 6 The second-floor attic gable window on the southern (rear) elevation shall be omitted.

Reason: To prevent overlooking of adjoining residential property.

Board Member

Date: 14/01/2021

Michelle Fagan