



An  
Bord  
Pleanála

**Board Direction**  
**BD-008361-21**  
**ABP-309583-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2021.

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:

- (a) the provisions of the Kildare County Development Plan 2017-2023,
- (b) the modest nature and scale of the development proposed in the context of the established Motorway Service Station on site,
- (c) the extent to which the proposal complies with development plan policy in respect of signage, and
- (c) the pattern of development in the area and in particular on site,

it is considered that subject to compliance with the conditions generally set out under 20/727, the proposed development would not seriously injure the residential or visual amenities of the area or adversely affect property values in the area. 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 the 09<sup>th</sup> day of 07 2020 and by the further plans and particulars received by Planning Authority on the 17<sup>th</sup> day of 11, 2020 and 19<sup>th</sup> day of 01, 2021, 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. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, any change to the display panels, including any increase in the font size, nature of information being displayed, or the external illumination, shall be the subject of a separate application for permission to the planning authority. This permission relates to this signage only, and all other future signage shall be the subject of a separate consent.

**Reason:** To enable the planning authority to assess the impacts of any such changes on the amenities of the area.

3. No spoil, dirt or debris or other materials shall be deposited on the public road, footpath or verge by operatives of vehicles travelling to or from the site during construction of the proposed development.

**Reason:** To ensure that the developer keeps the public area adjacent to the development in a suitably clean state of repair during construction.

4. The developer/owner of the MSA shall reposition the sign to an alternative position on site to the satisfaction of the Planning Authority and Transport Infrastructure Ireland if required at a later date. The developer/owner of the MSA shall be liable for all costs.

**Reason:** To provide future transportation upgrades and associated building line requirements.

5. The Developer shall ensure that all surface water drainage arrangements on site are to the specifications and requirements of the Planning Authority's water services department.

**Reason:** In the interest of providing for proper drainage facilities, and ensure that roadside drains are appropriately maintained.

6. 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 residential amenities of property in the vicinity.

Board Member



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Michelle Fagan

Date: 28/05/2021

