



An  
Bord  
Pleanála

**Board Direction**  
**BD-009775-22**  
**ABP-311436-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2022.

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 Newbridge Local Area Plan 2013-2019, (as extended to 22nd December 2021) and the Kildare County Development Plan 2017-2023; and to the size, scale, design and location of the proposed development, which is consistent with the character and form of the existing dwelling and surrounding area, it is considered that, subject to compliance with the conditions set out below, the retention of the sun lounge and dwelling modifications would not seriously injure the residential amenities of property in the vicinity or constitute overdevelopment of the subject site. 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, 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. 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.

Board Member



Michelle Fagan

Date: 17/01/2022