

An
Bord
Pleanála

Board Direction
BD-011851-23
ABP-311731-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2023.

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 National Planning Framework, the policies of the Kildare County Development Plan, 2017 to 2023, the town centre zoning of the site, the location of the proposed development, proximate to public transport, located in a modern mixed use complex and the limited extent of the increase in the number of rooms in the hotel it is considered that the proposed development would not seriously injure the visual or residential amenities of property in the vicinity, would not give rise to over development of the site and would be in accordance with the proper planning and development of the area.

Conditions


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| 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 30th day of August 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 |
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| | <p>planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p> |
| 2. | <p>No additional car parking spaces shall be provided in relation to the proposed development.</p> <p>Reason: In the interest of clarity, given the extent of car parking already associated with the hotel.</p> |
| 3. | <p>Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no change, subdivision or amalgamation of the hotel rooms, without a prior grant of planning permission.</p> <p>Reason: In the interest of the amenities of the area.</p> |
| 4. | <p>No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, shall be displayed or erected on the hotel extension, unless authorised by a further grant of planning permission.</p> <p>Reason: In the interest of visual amenity.</p> |
| 5. | <p>Prior to the opening of the development, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and car pooling by staff employed in the development and to reduce and regulate the extent of staff parking. The mobility strategy shall be prepared and implemented by the management company for all units within the hotel and leisure complex. Details to be agreed with the planning authority shall include the provision of centralised facilities within</p> |

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| | <p>the development for bicycle parking, shower and changing facilities associated with the policies set out in the strategy.</p> <p>Reason: In the interest of encouraging the use of sustainable modes of transport.</p> |
| 6. | <p>The disposal of surface water, shall comply with the requirements of the planning authority for such works.</p> <p>Reason: To prevent flooding and pollution.</p> |
| 7. | <p>The developer shall enter into water and wastewater connection agreements with Irish Water.</p> <p>Reason: In the interest of public health.</p> |
| 8. | <p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures, traffic management and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p> |
| 9. | <p>Site development and building works shall be carried only out between the hours of 07.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays.</p> <p>Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> |

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| | <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p> |
| 10. | <p>1.0 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. The contribution shall be paid prior to the 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 the Board to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000 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.</p> |

Board Member



 Stephen Brophy

Date: 06/03/2023