

An  
Bord  
Pleanála

**Board Direction**  
**BD-011454-22**  
**ABP-312208-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/11/2022.

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 design and scale of the elements of the development that are proposed to be retained and the proposed development (extension), it is considered that, subject to compliance with the conditions set out below, the development would not have a significant or prominent visual impact in the surrounding area and would be acceptable in the context of the objectives of the Kildare County Development Plan 2017-2023, including policy in relation to residential extensions under Section 17.4.8, the Rural Design policy under Chapter 6 and Landscape Character, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and retained in accordance with the plans and particulars received by An Bord Pleanála on the 15<sup>th</sup> day of December 2021,

except as may otherwise be required in order to comply with the following conditions.

**Reason:** To clarify the plans and particulars for which permission and retention permission is granted.

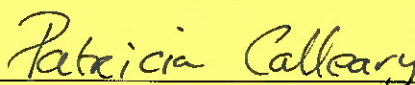
2. Apart from any departures specifically authorised by this permission, the development shall be retained /completed in accordance with the conditions of the permission granted under planning register reference number 17/315 (Kildare County Council).

**Reason:** In the interest of clarity.

3. The developer shall pay to the planning authority the sum of (€ insert amount) as a contribution towards expenditure that was and/or is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the planning 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 may be agreed prior to the commencement of the development and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the terms of payment of this financial contribution shall be agreed in writing between the planning authority and the developer.

**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.

**Board Member**

  
Patricia Calleary

**Date:** 11/11/2022