



An  
Bord  
Pleanála

**Board Direction**  
**BD-012129-23**  
**ABP-312317-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/05/2023.

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**

The Board were satisfied that the applicant had adequately demonstrated that he came within Category B, Zone 1, Rural Housing Need Assessment Criteria of the Kildare County Development plan 2023-2029. Having regard to the provisions of the Kildare County Development plan 2023-2029, objectives of the National Planning Framework and the Sustainable Rural Housing Guidelines, as well as the nature, form, scale, location and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in the context of rural housing policy, visual amenity of the area, traffic safety, and public health. 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 12th day of November 2021, except as

(b) The site shall be landscaped in accordance with the landscaping plan submitted with the application on the 19<sup>th</sup> of May 2021, using acceptable native species. Planting shall be carried out and completed within the first planting season following commencement of development. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of visual amenity.

5. The roof colour of the proposed house and domestic shed shall be blue-black, black, dark brown or dark grey. The colour of the ridge tile shall be the same as the colour of the roof.

**Reason:** In the interest of visual amenity.

6. Details of the materials, colours and textures of all external finishes to the proposed development shall be submitted to and agreed in writing with the planning authority prior to commencement of the development.

**Reason:** In the interest of visual amenity.

7. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

**Reason:** In the interest of visual amenity.

8. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

9. Surface water from the site shall not be permitted to drain onto the adjoining public road.

**Reason:** In the interest of traffic safety.

10. (a) The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled "Code of Practice - Wastewater

authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.

**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**



**Date:** 10/05/2023

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Peter Mullan