



An
Bord
Pleanála

Board Direction
BD-014981-24
ABP-314412-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2024.

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 planning history for the site, the Kildare County Development Plan 2023-2029, and the design, scale and nature of the proposed pedestrian and cycle pathway, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area, the character and setting of Carton Avenue, or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable 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 24 th June 2022, except as may otherwise be required in order to comply with the |
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Prior to the commencement of development, the developer shall submit revised details of the orientation of the proposed hedging on Drawing No. 20337A-2-401 received on 24th June 2022, for the written agreement of the planning authority. The hedging should run perpendicular to reinforce the existing hedgerow on either side of the proposed bridge.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>i) Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development and be sensitive to the receiving environment and ecology. Such lighting shall be provided prior to the commencement of use of the proposed development.</p> <p>ii) The developer shall appoint a suitably qualified ecologist to verify that the proposed lighting plan complies with the recommended mitigation measures of the updated Bat Survey.</p> <p>iii) The approved lighting system shall be fully implemented prior to commencement of use of the proposed development.</p> <p>Reason: In the interest of wildlife protection and public safety.</p>
4.	<p>Drainage arrangements for the site shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of environmental protection and public health.</p>
5.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and</p>

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 and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

Board Member



Martina Hennessy

Date: 08/01/2024