

An
Bord
Pleanála

Board Direction
BD-012659-23
ABP-315309-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

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

It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained, used as a family flat, would generally be in accordance with the Kildare County Development Plan 2023-29, in particular Section 15.4.14 (Family Flat), would not seriously injure the established character or appearance of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

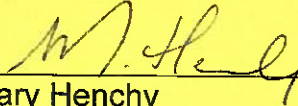
1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 21st day of October, 2022, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. The family flat proposed shall be used solely for that purpose. It shall not be sold, conveyed or leased separately from the main residence and, when the need for the family flat no longer exists, the unit shall be returned to a garden storage unit.

Reason: To protect the amenities of property in the vicinity and in order to comply with the objectives of the current development plan for the area.

Board Member



Mary Henchy

Date: 28/06/2023