



An
Bord
Pleanála

Board Direction
BD-012547-23
ABP-315874-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/06/2023.

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

Having regard to the provisions of the Kildare County Development Plan 2023-2029, and to the character of existing development in the vicinity and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development as proposed would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The 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 retained/carried out and completed in accordance with the plans and particulars lodged with the application, 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 Planning Authority prior to commencement of development and the |
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	<p>development shall be retained/carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
<p>2.</p>	<p>a. The elements to be retained/carried out shall only include those that are specifically marked within the redline boundaries of elements so marked on Drawing Number 01 OF 03 and for the avoidance of doubt shall not include the following that are shown within the redline and/or the existing structure:</p> <ol style="list-style-type: none"> 1. Kitchen units /cabinets 2. Toilet 3. Sloped roof structure that appears to run along the length of the building (shown on front elevation and section drawings and not shown on the floor plans of Dwg 01 OF 03) <p>b. Revised drawings to reflect these requirements/modifications in (a) above shall be submitted to and agreed in writing with the planning authority within two months of the grant of this order.</p> <p>Reason: In the interest of clarity in respect of items 1-3 of (a) above and noting the absence of details on how it is proposed to safely treat effluent that would be generated arising from the WC in respect of Item 2 in (b) above.</p>
<p>3.</p>	<p>The structure hereby permitted shall be used solely for use incidental to the enjoyment of the main dwelling and shall not be sold, rented or leased independently of the main dwelling and shall not be used for the carrying on of any trade, business or commercial/industrial activity. The structure shall not be used for the purposes of independent habitation.</p> <p>Reason: In the interest of clarity.</p>

Board Member

Patricia Callear

Date: 23/06/2023

Patricia Callear

