

An  
Bord  
Pleanála

**Board Direction**  
**BD-014441-23**  
**ABP-317402-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/10/2023.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 2 as follows

Attach Condition 2(a)

Remove Condition 2(b)

Note for clarity: condition 2( c) not the subject of appeal therefore to be attached.

### **Reasons and Considerations**

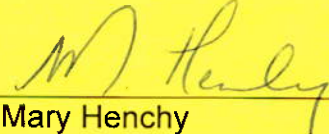
(i) ATTACH Condition No. 2 (a) for the reason as follows:

Having regard to the provisions of the Kildare County Development Plan 2023-2029, in particular Section 15.15, and to the existing level of signage serving the premises, the proposal for an additional totem sign would result in the creation of visual clutter through the proliferation of vertical structures around the boundary of the appeal site, detracting from the amenity of the area. The proposed totem sign would, therefore, be contrary to the proper planning and sustainable development of the area.

(ii) REMOVE Condition No. 2 (b) for the reason as follows:

Having regard to the provisions of the Kildare County Development Plan 2023-2029, in particular Section 15.15, which states that back-lit signs are 'generally appropriate', subject to the lettering being less than 400mm in height, and to the nature and design of the proposed signage on the façade of the proposed extension, consisting of back-lit signage with lettering less than 400mm, the proposed façade signage accords with Section 15.15 of the Kildare County Development Plan 2023-2029, would not detract from the visual amenity of the area and would be in accordance with the proper planning and sustainable development of the area.

Board Member:

  
Mary Henchy

Date: 03/11/2023