



An
Bord
Pleanála

Board Direction
BD-016263-24
ABP-317863-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/05/2024.

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 provisions of the Kildare Development Plan 2023-2029; it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area, nor have an adverse impact on the bat population in the vicinity of the appeal site. 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, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The floodlights shall not be used between the hours of 22:00 and 07:00.

Reason: In the interests of protecting residential amenity.

3. The floodlights shall be so designed and orientated that no overspill of light reaches beyond the boundary of the site so as to impact upon surrounding residential units.

Reason: In the interests of protecting residential amenity.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Board Member



Tom Rabbette

Date: 09/05/2024