



An
Bord
Pleanála

Board Direction
BD-018000-24
ABP-318450-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2024.

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 County Development 2023-2029, the existing established use of the site, the nature, location and limited scale of the subject development, and the existing pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not detract from the character or mix of uses in the vicinity, would not seriously injure the amenities of the area or of property in the vicinity, and would not detract from the retail function of the town centre. 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 retained in accordance with the plans and particulars lodged 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. |
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Reason: In the interest of clarity.

2.	<p>No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001 (as amended), shall be displayed or erected on the building exterior without a prior grant of planning permission.</p> <p>Reason: To allow further assessment of the impact of the permitted advertisement on the amenities of the area.</p>
3.	<p>The games area hereby permitted shall only be open for use between the hours of 12:00 hours and 23:00 Monday to Sunday, unless otherwise agreed in writing with the Planning Authority.</p> <p>Reason: In the interest clarity.</p>

Board Member


Mick Long

Date: 29/10/2024