

An  
Bord  
Pleanála

**Board Direction**  
**BD-016766-24**  
**ABP-318748-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/06/2024.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for retention of increased floor space of 48 sqm at first floor level to existing private members gaming establishment

and

- (2) refuse permission for 20 no. gaming machines on the premises

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations (1)**

Having regard to the existing use of the premises as a private members gaming establishment, the town centre location, and the provisions of the Kildare County Development Plan 2023-2029 and the Naas Local Area Plan 2021-2027, it is considered that, subject to compliance with the conditions set out below, the proposed retention of the additional floor area would not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

## Conditions

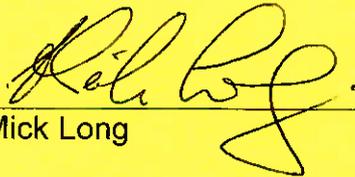
1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application and in accordance with the terms and conditions of the planning authority permission granted under planning register reference number 22/948.

**Reason:** In the interest of clarity.

## Reasons and Considerations (2)

Having regard to the installation of 20 gaming machines, it is considered that the proposed development would contravene Section 15.13.7 of the Kildare County Development Plan which sets out criteria for the assessment of applications for proposals for such uses. The site is zoned for Town Centre in the Naas Local Area Plan 2021-2027 with the objective to protect and provide for the future development of the town centre and is in an Architectural Conservation Area and a Zone of Architectural Potential. It is considered the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member:**



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Mick Long

**Date:** 20/06/2024