

An  
Bord  
Pleanála

**Board Direction**  
**BD-019768-25**  
**ABP-322104-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2025.

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 location, nature and scale of the proposed development and the limited impact of the proposal on residential amenity, it is considered that, subject to compliance with the conditions set out below, the development would be consistent with the Neighbourhood Centre zoning objective and Strategic Objective S2 of the Leixlip Local Area Plan 2020-2023, as amended (extended to 2026) and therefore would be in accordance with 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. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall also address any impact on the requirements for the management of waste for the recently granted adjacent development at Unit 5 (ABP ref.321614-25). Thereafter, the agreed waste facilities shall be maintained, and waste shall be managed in accordance with the agreed plan.

**Reason:** To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.

3. The surface water from the proposal shall be contained on the subject site. No surface water shall discharge from the proposed development onto any adjoining properties.

**Reason:** In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

4. Full details of existing and proposed internal underground drainage arrangements and how same may be impacted by development of adjacent Unit 5 shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development.

**Reason:** In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

5. Apart from the signage in-situ/permitted in this permission, no advertising signs, or devices shall be erected outside the premises without a prior grant of permission. No display of goods or materials or advertising boards shall take place on the adjoining footpaths. No external roller shutters or their housings,

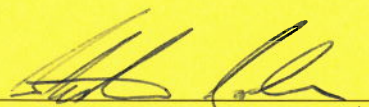
awnings, canopies or grills, shall be erected without a prior grant of planning permission.

**Reason:** in order to prevent advertising clutter and in the interest of visual amenity

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Board Member**

  
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Stephen Bohan

**Date:** 26/05/2025