

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Kildare County

Planning Register Reference Number: 15/8

An Bord Pleanála Reference Number: PL 09.245691

APPEAL by Denis Hevey care of John Dineen of Castle View, Corgoogan, Monasterboice, County Louth and Eugene McDermott care of John Dineen of Castle View, Corgoogan, Monasterboice, County Louth against the decision made on the 14th day of October, 2015 by Kildare County Council to grant subject to conditions a permission to Bank of Scotland plc care of Tom Phillips and Associates of 2-3 Roger's Lane, Lower Baggot Street, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Removal of part of the existing boundary fence to the local road (L6060) and construction of a new set-back entrance and gate for agricultural use including all site development works above and below ground. The works proposed are located within the curtilage of a Protected Structure, Kennycourt House (Reference Number B29-47), all at Kennycourt House (Protected Structure), Kennycourt, Brannockstown, County Kildare.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature, scale and use of the proposed entrance, the road type, speed limit and existing geometry at the subject site, the proposed signage and road markings, it is considered the proposed development, which is for agricultural use only, subject to compliance with the conditions set out below, would not endanger public safety be reason of a traffic hazard and would 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, as amended by the further plans and particulars submitted on the 17th of September 2015,, 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 proposed entrance shall be for agricultural use only.

Reason: In the interest of traffic safety and orderly development.

3. Details of the finishes to the proposed splay entrance shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. The developer shall facilitate the planning authority in providing the proposed signage and road markings in accordance with the requirements of the planning authority. Details in this regard shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of traffic safety.

5. The group water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.