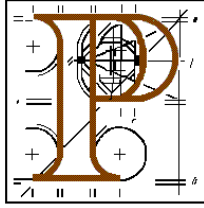


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Kildare County

Planning Register Reference Number: 15/786

An Bord Pleanála Reference Number: PL 09.245790

APPEAL by Clive Dennis care of Paul Lawlor of 55 Saint Patrick's Road, Drumcondra, Dublin against the decision made on the 28th day of October, 2015 by Kildare County Council to refuse permission.

PROPOSED DEVELOPMENT: Erection of new internally illuminated practice sign and new steel coping to existing external wall at 10 The Sycamores, Naas, County Kildare.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations 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

The site is located on the side wall and southern boundary of a residential estate called The Sycamores in Naas town centre, which is also a common boundary to the busy commercial Wolfe Tone Street. The relevant policies for the area are set out in the Naas Town Development Plan 2011-2017 under section 13.10 Shopfront Design and Advertising section. There is a clear visual and physical distinction between the residential land use of The Sycamores and the commercial/retail land use of Wolf Tone Street. It is considered that the proposed sign, by reason of its design, scale and location would constitute an inappropriate and visually discordant feature at this location that would detract from the visual quality and residential character of The Sycamores which would depreciate the value of property in the vicinity contiguous to the subject site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.