

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Kildare County**

**Planning Register Reference Number: 15/871**

An Bord Pleanála Reference Number: PL 09.245906

**APPEAL** by Brid Keegan of Sweetbriar Cottage, Dublin Road, Clane, County Kildare against the decision made on the 23<sup>rd</sup> day of November, 2015 by Kildare County Council to grant subject to conditions a permission to Follies View Limited care of Brian Connolly Associates of The Studio, Woods Way, Clane, County Kildare in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Change of use of building from Class 2 (offices) to Class 8 (provision of medical or health services), signage to building, replacement signage at entrance off Kilcock Road and all ancillary site works at Wood's House, Kilcock Road, Clane, 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 location of the proposed development in an existing commercial building at the edge of Clane town centre, and to the nature and scale of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the vitality and viability of Clane town centre, would not have an adverse impact on visual or residential amenity, would be acceptable in terms of traffic safety and convenience and would, therefore, 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, 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. (1) The signs proposed on the building shall not be installed, and shall be replaced with individually mounted lettering or symbols in high quality materials. Any lighting shall be by means of concealed rear illumination only. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (2) Notwithstanding the provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site (other than those hereby permitted), unless authorised by a further grant of planning permission.

**Reason:** To protect the visual amenities of the area.

3. Water supply and drainage arrangements, including the attenuation and 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.

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

**Dated this            day of            2016.**