

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Kildare County

Planning Register Reference Number: 15/848

An Bord Pleanála Reference Number: PL 09.246859

APPEAL by Paul Moran of 23 Broadfield View, Naas, County Kildare and by Orla Coleman and Leo Clancy of 18 Broadfield View, Naas, County Kildare against the decision made on the 8th day of June, 2016 by Kildare County Council to grant subject to conditions a permission to Liam Queally care of Clarke and Company of Fairgreen, Naas, County Kildare in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: New entrance, roadway and all ancillary works to access land zoned residential, at Bluebell, Naas, 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 and scale of the proposed development and to the residential zoning of the site in the Kildare County Development Plan 2011-2017 and the Nass Town Development Plan 2011-2017, and to the existing character and pattern of development of the area, it is considered that, subject to compliance with the conditions as set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity of the site, would be acceptable in terms of traffic safety and convenience 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 12th day of May, 2016 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 boundary block wall 1.8 metres in height, capped and rendered on both sides, shall be provided along the northern boundary of the site with Broadfield View.

Reason: In the interest of residential and visual amenity.

3. The roadway shall be suitably fenced off from public use pending a grant of permission for development on the adjacent lands.

Reason: In the interest of amenity and public safety.

4. The entrance and internal road network shall comply with the detailed standards of the planning authority for such road works.

Reason: In the interest of amenity and of traffic and pedestrian safety.

5. 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.

6. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.

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

Dated this day of 2016.