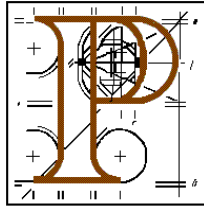


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Kildare County

Planning Register Reference Number: 16/588

An Bord Pleanála Reference Number: PL 09.247129

APPEAL by Fergal and Deirdre Allen of Straffan Village, Straffan, County Kildare against the decision made on the 29th day of July, 2016 by Kildare County Council to grant subject to conditions a permission to Father Paul Taylor care of Chris Ryan Architects of Garland House, 28-30 Rathmines Park, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Works consisting of reordering the sanctuary confessional and sacristy within the church, and the partial demolition of existing boiler house and wc and the construction of a 96 square metres single storey pastoral centre consisting of a large meeting room, kitchens and stores, boiler house and universal access toilet all to the south west of the church at Saint Brigid's Church, Straffan, County Kildare (a protected structure).

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 scale, height and layout of the proposed structure, it is considered the proposed development, subject to compliance with the conditions set out below, would be in accordance with the Village Centre zoning objective in the current development plan for the area, would not detract from the protected structure, would not seriously injure the amenities of the property in the vicinity by way of overshadowing or overlooking 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. Details of the materials and colour of the render/stone finish to be used on the external walls shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. 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 interests of public safety and residential amenity.

4. 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.

5. Prior to the commencement of the development, the developer shall engage a Conservation Architect for the detailing and supervision of the proposed works in consultation with the Conservation Architect of the planning authority.

Reason: In the interests of protecting the special architectural quality of Saint Brigid's church.



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

Dated this day of 2017.