



Planning and Development Acts 2000 to 2017

Amendment of Board Order

Planning Authority: Kildare County Council

Planning Register Reference Number: 16/027

Development Concerned: Construction of seven number houses as follows:- (a) four number four bedroom two-storey semi detached houses on sites 1, 2, 6 and 7, (b) three number four bedroom two-storey detached houses on site 3, 4 and 5, (c) access road, car parking, connection to mains sewer, landscaping and all associated site development works, all at Athgarvan, Newbridge, County Kildare as amended by the revised public notice received on the 22nd day of March, 2017 comprising construction of seven number houses as follows:- (a) four number four bedroom two-storey semi detached houses on sites 4, 5, 6 and 7 (Type A), (b) two number four bedroom two-storey detached houses on site 2 and 3 (Type B), (c) one number four bedroom two-storey detached house on site 1 (Type C), (d) access road, car parking, connection to mains sewer, landscaping and all associated site development works. The revised plans include for a change in site layout, including public open space area and lowering of height of houses to circa 8.3 metres.

WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by Order dated the 2nd day of February, 2018:

AND WHEREAS it has come to the attention of the Board that due to a clerical error, a condition in relation to a bond for completion of development was not attached to the Board's Order:

AND WHEREAS the Board considered that the correction of the above-mentioned matter would not result in a material alteration of the terms of the development, the subject of the decision,

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that condition number 11 of its Order and the reason therefor shall be as follows:

11. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

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

Dated this day of 2018