



Planning and Development Acts 2000 to 2018

Planning Authority: Kildare County Council

Planning Register Reference Number: 17/764

Appeal by Makros Limited care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin in relation to the application by Kildare County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 55 of its decision made on the 26th day of June, 2018.

Proposed Development: Modifications to development permitted under planning register reference number 07/1450 (An Bord Pleanála appeal reference number PL 09.299110 - subsequently withdrawn) and planning register reference number 13/155 to now provide for the construction of a two-storey residential scheme (overall gross floor area circa 23,326 square metres) comprising 191 number dwelling units; two number vehicular and pedestrian access points at Green Road and Southgreen Road to serve the development, and all associated internal access roads and junctions; development of the Southern Internal Link Road between Southgreen Road and Dunmurray Road including junction upgrade works at Southgreen Road, Old Road and Dunmurray Road as well as upgrade works along a portion of Southgreen Road to the north of the Southern Internal Link Road; new pumping station within the site adjacent to Green Road and all associated site

service connections. The residential element of the scheme shall provide for 12 number two bed units, 114 number three bed units and 65 number four bed units in a mixture of detached, semi-detached and terraced house type units (House Types A to F), ranging in size from circa 84 to 137.6 square metres, all with associated private open space areas. The development shall also provide circa 385 number car parking spaces, two number ESB substations; public open space areas; all boundary treatment and associated landscaping works; site service connections; and all site development works, on an overall site of circa 9.17 hectares at Green Road and Southgreen Road (also known as Hill Road) and Old Road and Dunmurray Road (R401), South Green, Kildare Town, County Kildare. The site is generally bounded to the north by agricultural lands, to the east by Hill Road, to the south by existing residential dwellings and Green Road, and to the west by agricultural lands.

Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of condition number 55 and directs the said Council to ATTACH condition number 55 and the reason therefor.

Reasons and Considerations

Having regard to the provisions of the Kildare County Council Development Contribution Scheme 2015-2022, and the correspondence received by An Bord Pleanála at appeal stage, the Board considered that the terms of the Development Contribution Scheme were correctly interpreted and applied by the planning authority. The amount of contribution required under condition number 55, of €1,158,222.77 (one million, one hundred and fifty eight thousand, two hundred and twenty two euro and seventy seven cent), should be attached.

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.

Paul Hyde

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

Dated this day of 2018.