



Planning and Development Acts 2000 to 2018

Planning Authority: Kildare County Council

Planning Register Reference Number: 18/1051

Appeal by The Loft Club Limited of 4 Fairgreen Street, Naas, County Kildare against the decision made on the 22nd day of October, 2018 by Kildare County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention for continued use as a private members club and retention of existing projecting sign at The Loft, Private Members Club, First Floor, 4 Fairgreen Street, Naas, County Kildare.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH conditions numbers 3 and 5 and the reasons therefor and to AMEND condition number 4 so that it shall be as follows for the reason set out.

4. The opening hours shall be confined to the hours of 2000 to 0800, only.

Reason: In the interests of the amenities of the area.

Reasons and Considerations

- (a) Having regard to the design and scale of the projecting illuminated sign subject to retention, the proposed development would have an adverse visual impact and would constitute poor quality signage at a prominent town centre location and in an area designated as an Architectural Conservation Area. The proposed development would set an undesirable precedent for other such development and would, therefore, be contrary to the proper planning and sustainable development of the area.
- (b) Having regard to the town centre location of the site and adjoining uses, which are all commercial in nature, it is considered that the amended opening hours as per the existing operation are appropriate and that the operation of the existing business would have no adverse impact on the amenities of adjoining properties.
- (c) Having regard to the prominent town centre location of the site and the designation of the area as an Architectural Conservation Area, it is considered that condition number 5 is appropriate to ensure maintenance of a good standard in terms of architectural character and would be in accordance with the proper planning and sustainable development of the area.

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 2019.