



An
Bord
Pleanála

Board Order ABP-305886M-19

Planning and Development Acts 2000 to 2020

Amendment of Board Order

Planning Authority: Kildare County Council

Planning Register Reference Number: 18/1481

Development Concerned: The application to the planning authority was described as permission for the construction of 58 number residential dwellings comprised four number four bedroom detached houses (Type A and A1), 14 number three bedroom semi-detached houses (Type B), 10 number three bedroom terraced houses (Type C and C1), four number two bedroom terraced houses (Type D), two number one bedroom bungalow type houses (Type E), along with 12 number three bedroom duplex townhouses with 12 number two bedroom apartments contained in two number duplex/apartment blocks (Type F and F1), together with the creation of a vehicular access and pedestrian entrance off the L106 (Newtown/Ardclough Road); all infrastructure, landscaping, boundary treatments and all associated site and development works. The proposed development also includes the provision of a pedestrian footpath along the L106 (Newtown/Ardclough Road) for the full frontage of the proposed development, at a site of approximately 1.7 hectares at Newtown Townland, Celbridge, County Kildare. Further information was submitted to An Bord Pleanála with the appeal documentation on the 11th day of November, 2019 and contained revised proposals which comprise the following:

The provision of a one metre wide grass verge and three metres wide concrete footpath along the western boundary of the residential development at its interface with the L106 (Newtown/Ardclough Road).

The provision of traffic/speed calming measures and signage along the L106 in the vicinity of the entrance to the proposed residential development.

The construction of a continuous footpath (minimum width of 1.8 metres) along the eastern side of the L106 between the subject site and the existing Chelmsford Estate, together with a continuous road carriageway width of 5.5 metres up the Pausdeen Bridge, requiring minor road realignment works on the western side of L106.

Reduction of the road carriageway at the Pausdeen Bridge to a single carriageway of four metres to accommodate the continuous footpath (minimum width of 1.8 metres) to the existing Chelmsford Estate, together with an alternating-traffic system governed by yield road markings and signage at either end of the Pausdeen Bridge and a yellow box marking at the Chelmsford Estate access.

An increase in the site area by circa 0.41 hectare (increase from approximately 1.74 hectare to 2.15 hectare) to facilitate the proposed works detailed above.

WHEREAS the Board made a decision to grant permission, in relation to the above-mentioned development by order dated the 22nd day of December, 2020 and subject to 16 number conditions,

AND WHEREAS it has come to the attention of the Board that due to a clerical error a condition referencing to a Management Company was not included in the order,

AND WHEREAS the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms 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 application 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 the inclusion of Condition 17 of its order and the reason therefor shall be as follows:

17. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

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

Dated this day of 2021