

An  
Bord  
Pleanála

Board Order  
ABP-309482-21

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 20/1419**

**Appeal** by Donal Buckley care of Tara Cooke Architects of Fortal, Killiney Road, Killiney, County Dublin against the decision made on the 22<sup>nd</sup> day of January, 2021 by Kildare County Council to grant subject to conditions a permission to Conor O’Gorman care of Jason P. Mooney of Ballyteague, Kilmeague, Naas, County Kildare in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Construction of a single storey side extension to (west) elevation for use as a domestic store only and all associated site works, all at 9 Willow View, Primrose Gate, Celbridge, County Kildare.

### **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 pattern of existing development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity and would not be contrary to the objectives of the Kildare County Development Plan 2017-2023 or the Celbridge Local Area Plan 2017-2023. The proposed development 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. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

3. 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.

4. All service lines and cables servicing the proposed development shall be located underground except where otherwise agreed in writing with the planning authority.

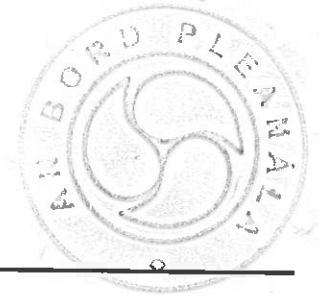
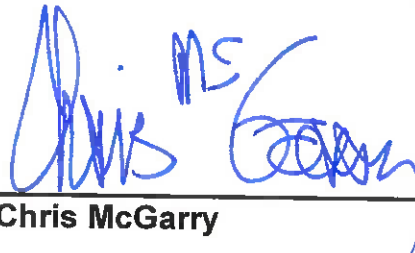
**Reason:** In the interest of visual amenity.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

6. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of works.

**Reason:** To protect the amenities of the area.



**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this **21<sup>st</sup>** day of **May** 2021.