



An  
Bord  
Pleanála

**Board Order**

**ABP- 313400-22**

---

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 21/1417**

**Appeal** by Mark Roden care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin, and by Padraic Ryan care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, Newbridge, County Kildare against the decision made on the 25<sup>th</sup> day of March, 2022 by Kildare County Council to grant, subject to conditions, a permission to Padraic Ryan.

**Proposed Development:** Demolition of the existing barn to the north of Glebe House, adjacent to New Road and the construction of 18 number two-storey houses and two number two-storey apartment blocks each containing two number apartments with associated accommodation including bin stores, bicycle parking and new vehicular, cycle and pedestrian access. (22 number units comprising 18 number houses and two number apartments generally to the rear and side of Glebe House and two number apartments on the site of the existing barn being demolished).

These 22 dwelling units are in addition to the five dwellings approved under An Bord Pleanála reference number ABP-307534-20, on this site (along with the conversion of the existing site entrance and driveway into a pedestrian route). The vehicular entrance will be through the existing site entrance opposite Scoil Bhride National School on New Road. A new drop off lay-by is provided, on New Road, adjacent to the existing site entrance and driveway. The 22 new dwellings being applied for

comprise the following; one number Type A1 (one number one-bed apartment and one number two-bed apartment in two-storey block); one number Type A2 (two number two bed apartments in two-storey block); five number Type B (two-storey terraced three bed house) and one number Type B1 (two-storey end terraced three-bed house); three number Type C (two-storey detached four bed houses); seven number Type D (four-bed two-storey terraced houses) and two number Type D1 (two-storey end terraced five bed houses); the provision of solar photovoltaic panels (PV) on the roofs of the new dwellings, provision of all associated and ancillary site works, boundary treatments, new vehicular entrance and landscaping works to include the reinstatement of some historical pathways to the front of Glebe House, the conversion of the existing site entrance and driveway (to the front of Glebe House and adjacent to The Beeches housing development) into a pedestrian/cycle route accessing Glebe House, the adjacent buildings and also the proposed development. Glebe House is listed on the record of Protected Structures in the Kildare County Development Plan 2017-2023, all at Glebe House, New Road, Straffan, 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.**

## **Reasons and Considerations**

Having regard to the provisions of the Kildare County Development Plan 2023-2029, to the location of the site within the village boundary for Straffan, to the zoning of the site for existing/infill residential and to the overall scale and to the layout and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual and residential amenities of the area, would not seriously injure the built heritage or setting of the protected structure and would be acceptable in terms of traffic and pedestrian safety and convenience. The proposed development would,

therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not share the view of the Inspector that, subject to the conditions outlined below, the development would comprise suburban type housing and considered that the design and layout proposed in the current application sensitively considers its location within the curtilage of a protected structure. The Board did not share the Inspector's view that the proposal would be an inappropriate form of development which would be contrary to policy PS 2 of the Kildare County Development Plan 2017-2023 which is expressed as policy AH O21 in the current Kildare County Development Plan 2023-2029 and it is considered that the proposed development would contribute to the conservation of the protected structure and while the curtilage of the structure would be changed by the introduction of the proposed units, it would not adversely impact on the setting or curtilage of the structure.

The omission of units 19, 20 and 21 and the relocation of Unit 22 to be attached to Unit 18 would provide that the special character of Glebe House would be maintained and would, therefore, comply with policy AH O32, as set out in the Kildare County Development Plan 2023-2029, which seeks to ensure that new development will not adversely impact on the setting of a protected structure or obscure established views of its principal elevations. Furthermore, the omission and relocation of units was also considered to bookend this terrace and create more symmetry with the units proposed along the north/northeastern boundary which the Board noted was a concern expressed by the Inspector.

In respect of the landscaping setting, the Board did not share the view of the Inspector that the proposed development, as amended by the conditions below, would erode or degrade the landscape setting of the structure and considered that the proposal would not be contrary to policy PS 16 of the Kildare County Development Plan 2017-2023 which is now expressed as policy AH O31 of the Kildare County Development Plan 2023-2029 and which seeks to retain important elements of the built heritage including historic gardens, stone walls, pathways and

avenues within the curtilage and attendant grounds of protected structures. Similarly, the Board did not agree with the Inspector that the proposal would be contrary to policy CH1 of the Kildare County Development Plan 2017-2023 which is now expressed as policy AH P7 of the Kildare County Development Plan 2023-2029 which seeks to promote appreciation of the landscape and historical importance of traditional and historic gardens and demesnes. The Board considered that the landscaping of the site and the restoration of pathways within same would accord with this policy and the introduction of new residential units to the rear of the protected structure and within the footprint of an existing structure would respect the historical context within which the development is proposed.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted to the planning authority on the 28<sup>th</sup> day February, 2022 and by the further plans and particulars received by An Bord Pleanála on appeal on the 20<sup>th</sup> day of April, 2022, 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. Prior to the commencement of development, revised plans shall be submitted to, and agreed in writing with, the planning authority showing compliance with the following amendments: -
  - (a) Units 19, 20 and 21 shall be omitted and Unit 22 shall be relocated to the site of Unit 19 and attached to Unit 18. The area of the omitted units shall be integrated into the area of open space and shall be landscaped accordingly, and

- (b) a revised landscaping plan which shall incorporate the changes required in respect of the units to be omitted and area to be integrated into the area of open space.

**Reason:** In the interest of visual amenity and to protect the architectural heritage on the site.

3. The development hereby permitted shall be limited to 19 number residential units only.

**Reason:** To ensure that the development shall be in accordance with the permission, and in the interest of clarity.

4. Prior to the commencement of development, the detailed design of the entrance and proposed footpath along the public road shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interest of traffic and pedestrian safety and convenience.

5. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

6. 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.

7. Prior to commencement of development, the developer shall enter into a water and/or wastewater connection agreement(s) with Uisce Eireann.

**Reason:** In the interest of public health.

8. Proposals for a numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house and apartment numbers, shall be provided in accordance with the agreed scheme. No advertisements/marketing signage relating to the name of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name.

**Reason:** In the interest of urban legibility.

9. The management and maintenance of the proposed apartment units following completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of 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.

10. Prior to the commencement of any house or duplex unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, as amended, that restricts all houses and duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for

the occupation of social and/or affordable housing, including cost rental housing.

**Reason:** To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

11. The internal road serving the proposed development, including turning bays, junctions, parking areas, footpaths and kerbs, shall comply with the detailed standards of the planning authority for such road works.

**Reason:** In the interests of amenity and of traffic and pedestrian safety.

12. The communal parking area serving the residential units shall be provided with functional electric vehicle charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of sustainable transportation.

13. The developer shall ensure that the car parking spaces for the residential units must be sold off with the units and not sold separately, or let, to avoid non-take up by residents. The developer shall also give an undertaking in this regard, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of public safety and the proper planning and sustainable development of the area.

14. (a) The developer shall fully implement all recommendations contained in the Arboricultural Report and related drawings, submitted to the planning authority on the 28<sup>th</sup> day of February, 2022.
- (b) No construction equipment, machinery or materials shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by appropriate fencing. No work shall be carried out within the area enclosed by the fencing and, in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree to be retained.

**Reason:** In the interests of biodiversity and the protection of trees.

15. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall –
- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
- (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
- (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.



**Reason:** In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

16. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company or such other security as may be accepted in writing by the planning authority, to secure the protection of the trees on site and to make good any damage caused during the construction period, coupled with an agreement empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree or trees on the site or the replacement of any such trees which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development with others of similar size and species. 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 secure the protection of the trees on the site.

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

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

18. All service cables associated with the proposed development, such as electrical, telecommunications and communal television, shall be located

underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

**Reason:** In the interests of visual and residential amenity.

19. Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through open spaces, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any dwelling unit.

**Reason:** In the interests of amenity and public safety.

20. The apartments shall not be used for any short-term residential letting.

**Reason:** In the interest of the proper planning and sustainable development of the area.

21. Each proposed apartment unit shall be used as a single dwelling unit and shall not be subdivided in any manner or used as two or more separate habitable units.

**Reason:** To prevent unauthorised development.

22. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

This plan shall provide details of intended construction practice for the development, including:

- (a) location of the site and materials compound(s), including areas identified for the storage of construction refuse,
- (b) location of areas for construction site offices and staff facilities,
- (c) details of site security fencing and hoardings,
- (d) details of on-site car parking facilities for site workers during the course of construction,
- (e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site,
- (f) measures to obviate queuing of construction traffic on the adjoining road network,
- (g) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network,
- (h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works,
- (i) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels,

- (j) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (k) off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil, and
- (l) means to ensure that surface water runoff is controlled such that no silt or other pollutants enter local surface water sewers or drains.

A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority.

**Reason:** In the interest of amenities, public health and safety.

23. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

**Reason:** In the interest of sustainable waste management.

24. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities for each apartment unit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

**Reason:** In the interest of residential amenity, and to ensure the provision of adequate refuse storage.

25. Site development and building works shall be carried out only between the hours of 0700 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.

26. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

**Reason:** To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

27. 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 of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion 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 of the development.

28. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the Authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to

An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



**Una Crosse**

**Member of An Bord Pleanála**

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

Dated this *16<sup>th</sup>* day of *October* 2023