

An
Bord
Pleanála

Board Order
ABP-315781-23

Planning and Development Acts 2000 to 2021

Planning Authority: Kildare County Council

Planning Register Reference Number: 22/1411

Appeal by Shirley Whelan care of Devaney Williams Architects of Stream House, Main Street, Celbridge, County Kildare against the decision made on the 19th day of January, 2023 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: The removal of existing front boundary wall to widen existing vehicular entrance to existing driveway and all associated site works at Dooyork, Dublin Road, Clane, 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, the location of the site within an existing built-up area and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety, public health and convenience. 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.
 - (a) Vehicular entrance shall be a maximum of 3.5 metres in width and shall not have outward opening gates. Revised drawings shall be submitted to the planning authority, for their written agreement, prior to the commencement of any works on site.
 - (b) Footpath and kerb to be dished and revised entrance provided to the requirements of the planning authority. The dishing shall be a maximum of 3.5 metres in width.
 - (c) All costs incurred by Kildare County Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Reason: In order to ensure a satisfactory standard of development.

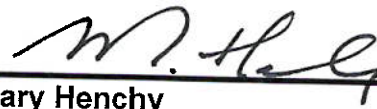
3. The site development and construction works shall be carried out in such a manner as to ensure that the adjoining roads are kept clear of debris, soil and other material, and cleaning works shall be carried out on the adjoining public roads by the developer and at the developer's expense on a daily basis.

Reason: To protect the residential amenities of property in the vicinity.



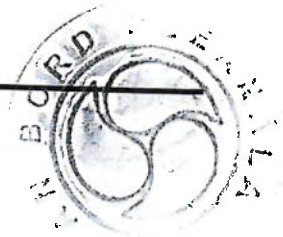
4. Water supply and drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interests of public health and surface water management.



Mary Henchy

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



Dated this 16 day of June 2023

