



An
Bord
Pleanála

Board Order
ABP-317162-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23/94

Appeal by Woodpath Limited care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare in relation to the application by Kildare County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 2 of its decision made on the 27th day of April, 2023.

Proposed Development: Change of use of existing first floor bar/lounge/office/toilets to four number self-contained apartments (residential use) consisting of three number one-bedroom and one number two-bedroom apartments, amendments to front first floor window façade, installation of new rooflight to front roof plane, additional side windows on existing side elevation (east), permission for construction of a single storey bin and bike store, open space for apartment occupants in existing car park/yard and all associated site works, all at premises formerly known as Bridgewater Inn, Canal View, Sallins, Naas, County Kildare.

Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had not been properly applied in respect of condition number 2 and directs the said Council to REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

The Board was not satisfied that sufficient detail was provided by the planning authority as to how the quantum of additional carparking spaces was calculated and how Section 10.6 of the adopted Kildare County Council Development Contribution Scheme 2023-2029 was considered/applied.

In deciding not to accept the Inspector's recommendation to attach condition number 2, the Board was not satisfied that sufficient detail was provided by the planning authority as to how the quantum of additional carparking spaces was calculated and how Section 10.6 of the adopted Kildare County Council Development Contribution Scheme 2023-2029 was considered/applied.



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



Dated this 18 day of September 2023.