

An
Bord
Pleanála

Board Order
ABP-318450-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23/60174

Appeal by Paul Traynor care of Mark Gilligan of Unit W2E, Ladytown Business Park, Naas, County Kildare against the decision made on the 20th day of October, 2023 by Kildare County Council to refuse a permission for the proposed development.

Proposed Development: Change of use of part of entertainment centre/snooker hall with an area of 40.2 square metres to ancillary electronic games area. This change of use is within a permitted use granted under PL reference number 10/541 at Sharks Entertainment Centre, Henry Street, Newbridge, 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 existing established use of the site, the nature, location and limited scale of the subject development, and the existing pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character or mix of uses in the vicinity, would not seriously injure the amenities of the area or of property in the vicinity, and would not detract from the retail function of the town centre. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and carried out 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 retained and carried out in accordance with the agreed particulars.

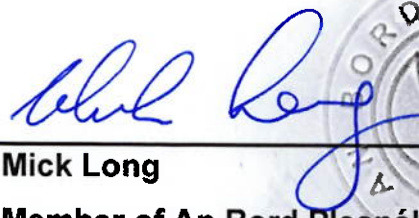
Reason: In the interest of clarity.

2. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001 (as amended), shall be displayed or erected on the building exterior without a prior grant of planning permission.

Reason: To allow further assessment of the impact of the permitted advertisement on the amenities of the area.

3. The games area, hereby permitted, shall only be open for use between the hours of 1200 and 2300 Mondays to Sundays, unless otherwise agreed in writing with the planning authority.

Reason: In the interest clarity.



Mick Long

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board

Dated this *1st* day of *November* 2024