

An
Bord
Pleanála

Board Order ABP-318748-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23/60293

Appeal by Glangan Events Limited care of Mark Byrne Engineering Limited of Gormanstown, Kilcullen, County Kildare against the decision made on the 27th day of November, 2023 by Kildare County Council in relation to an application for (A) retention of increased floor space of 48 square metres at first floor level to the existing private members gaming establishment granted under planning register reference number 22/948 and (B) planning permission for 20 number gaming machines at First Floor Unit, The Gem, Poplar Square, Naas, County Kildare in accordance with the plans and particulars lodged with the said Council (which decision was to grant permission subject to conditions for (A) retention of increased floor space of 48 square metres at first floor level to the existing private members gaming establishment granted under planning register reference number 22/948 and to refuse permission for (B) 20 number gaming machines.

Decision

GRANT permission for (A) retention of increased floor space of 48 square metres at first floor level to the existing private members gaming establishment granted under planning register reference number 22/948 in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the condition set out below.

REFUSE permission for (B) 20 number gaming machines based on the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the existing use of the premises as a private members gaming establishment, the town centre location, and the provisions of the Kildare County Development Plan 2023-2029 and the Naas Local Area Plan 2021-2027, it is considered that, subject to compliance with the condition set out below, the proposed retention of the additional floor area would not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.



Condition

The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application and in accordance with the terms and conditions of the planning authority permission granted under planning register reference number 22/948.

Reason: In the interest of clarity.

Reasons and Considerations (2)

Having regard to the installation of 20 gaming machines, it is considered that the proposed development would contravene Section 15.13.7 of the development plan which sets out criteria for the assessment of applications for proposals for such uses. The site is zoned for Town Centre in the Naas Local Area Plan 2021-2027 with the objective to protect and provide for the future development of the town centre and is in an Architectural Conservation Area and a Zone of Architectural Potential. It is considered the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

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

Dated this th27 day of June 2024