



An
Bord
Pleanála

Board Order ABP-319544-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 24/60065

Appeal by Desmond Kennedy care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 22nd day of March, 2024 by Kildare County Council to grant subject to conditions a permission to Niall O'Meara care of Declan Kearns and Associates Limited of Tullywest, Kildare Town, County Kildare in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of demolition of dining room and conservatory and construction of new floor slab and associated groundworks to rear of two-storey semi-detached dwelling. Retention permission for front porch as constructed and planning permission to complete a one-storey extension to rear of two-storey semi-detached dwelling and all associated site works, all at 6 Great Connell, Newbridge, County Kildare.

Decision

GRANT permission for the above 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 pattern of residential development in the area and planning policy as regards the provision of extensions to dwellings, as provided for in the Kildare County Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would not adversely impact on the residential amenity of neighbouring properties by reasons of overbearing or overshadowing, would not impact on the character or visual amenity of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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

Reason: In the interest of clarity.

2. 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 and surface water management.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400



hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

4. 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.



Mick Long

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 29th day of October 2024.