

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 24/60184

Appeal by Sinead O'Reilly of 13 Templemills Cottages, Ardclough Road, Celbridge, County Kildare against the decision made on the 23rd day of April, 2024 by Kildare County Council to grant subject to conditions a permission to Fergus Cooper care of EMAD Limited of The Studio, 65 Greenville Place, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of works comprising the demolition of existing ground floor extension (16.9 square metres gross area approximately) and the erection of new two-storey extension (31.6 square metres nett area) comprising at ground floor kitchen/dining and first floor bedroom and bathroom to rear of existing house to include all associated site and drainage works and including new entrance porch to front entrance on overall site comprising (93 square metres) 0.0093 hectares approximately at 12 Templemills Cottages, Templemills, Celbridge, 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.

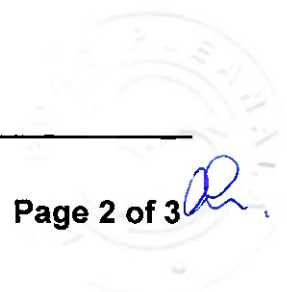
Reasons and Considerations

Having regard to the nature, design and scale of development for retention and the proposed development, the established pattern of development in the area, and the provisions of the Kildare County Development Plan 2023-2029, including Objective AH O65 (Architectural Conservation Areas), it is considered that the development, subject to compliance with the conditions set out below, would not seriously injure the character of the Architectural Conservation Area, or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

Conditions

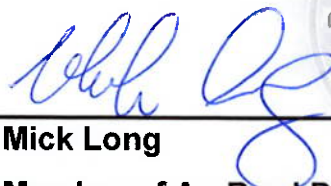
1. The development shall be in accordance with the plans and particulars submitted to the planning authority on the 3rd day of March 2024.

Reason: In the interest of clarity.



2. 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 *12th* day of *November* 2024.