



Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 2461045

Appeal by Neil Cash of 14 Walshestown Abbey, Newbridge, County Kildare against the decision made on the 28th day of November 2024 by Kildare County Council to grant, subject to conditions, a permission to Gerard Halligan care of Mark Byrne Engineering Limited of Gormanstown, Kilcullen, County Kildare in accordance with plans and particulars lodged with the said Council:

Proposed Development: Permission for (a) the demolition of existing fire damaged house; (b) the reconstruction of the two-storey house with minor internal alterations with additional floor area to the rear (north west) elevation and side (north east) elevation, at 13 Walshestown Abbey, 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 nature of the proposed development, which is a replacement dwelling, and its design which is broadly consistent with the original dwelling, the established character and appearance of adjoining properties, policy objectives of the Kildare County Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the residential and visual amenities of the area, of properties in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application by the planning authority on the 11th day of October 2024, 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The external finishes of the proposed house including roof slates, brick, render on first floor level, fenestration pattern and colour of window frames and front door shall harmonise with those of the existing adjoining dwellings on either side of the proposed dwelling.

Reason: In the interest of visual amenity.

3. (a) All foul sewage and soiled water shall be discharged to the public foul sewer.
- (b) Only clean, uncontaminated storm water shall be discharged to the surface water soak pits.

Reason: In the interest of public health.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

5. Existing hedges, trees and shrubs within the property boundary shall be retained, preserved and maintained.

Reason: In the interest of visual amenity.

6. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

7. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1300 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority

Reason: To safeguard the amenity of property in the vicinity.



Emer Maughan

Member of An Bord Pleanála

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



Dated this 30th day of April 2025.