

An
Bord
Pleanála

Board Order ABP-321614-25

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 24/61096

Appeal by Paolo Sheridan of 87 Main Street, Leixlip, County Kildare against the decision made on the 4th day of December, 2024 by Kildare County Council to grant subject to conditions a permission to Jacaranda Homes Limited care of Des Maguire of 22 The Green, Wolstan Haven, Celbridge, County Kildare in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use from butcher shop to coffee shop, a new shopfront, a new shop sign and all associated site works, all at Unit 5, River Forest Shopping Centre, Leixlip, 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 location, nature and scale of the proposed development within an existing shopping centre and the limited impact of the proposed development on residential amenity, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the Neighbourhood Centre zoning objective and Strategic Objective S2 of the Leixlip Local Area Plan 2020-2023, as amended (extended to 2026), and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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

Reason: In the interest of clarity.

2. Details of the external shopfront and signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the amenities of the area.

3. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.

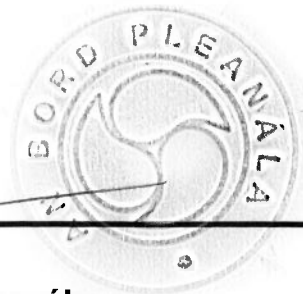
4. Apart from the signage permitted in this permission, no advertising signs, or devices shall be erected outside the premises without a prior grant of permission. No display of goods or materials or advertising boards shall take place on the adjoining footpaths. No external roller shutters or their housings, awnings, canopies or grills, shall be erected without a prior grant of planning permission.

Reason: In order to prevent advertising clutter and in the interest of visual amenity.



Paul Caprani

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board



Dated this 31st day of March 2025.