



An
Bord
Pleanála

Board Order ABP-322104-25

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 24/61376

Appeal by Jack McPolin of Riverforest Pharmacy Limited, Unit 3, Riverforest Shopping Centre, Leixlip, County Kildare against the decision made on the 20th day of February, 2025 by Kildare County Council to grant subject to conditions a permission to Sonrisa Limited care of Maughan and Associates of 93 Upper George's Street, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single storey extension to the rear of the existing commercial premises at Unit 6, Riverforest 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 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. 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. The plan shall also address any impact on the requirements for the management of waste for the recently granted adjacent development at Unit 5 (An Bord Pleanála reference number ABP-321614-25). 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.

3. Surface water from the proposed development shall be contained on the subject site. No surface water shall discharge from the proposed development onto any adjoining properties.

Reason: In the interest of public health, to avoid pollution and to ensure proper servicing of the proposed development.

4. Full details of the existing and proposed internal underground drainage arrangements and how same may be impacted by development of the adjacent Unit 5 shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public health, to avoid pollution and to ensure proper servicing of the proposed development.

5. Apart from the signage in-situ/permitted by 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.

6. 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 the 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 the 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.



Stephen Bohan

Member of An Bord Pleanála

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

Dated this  day of



2025.