



An
Bord
Pleanála

Board Order ABP-321273-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 24/60838

Appeal by Ian Mercier care of Feargall Kenny of 45 Hainault Drive, Foxrock, Dublin against the decision made on the 21st day of October, 2024 by Kildare County Council to grant subject to conditions a permission to David Collins care of Brian Connolly Associates of The Studio, Woods Way, Clane, County Kildare in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of alterations to partially constructed vehicular entrance piers approved under planning register reference number 20/81 and permission to complete construction of entrance piers and construct associated wing walls to form a dual-recessed vehicular entrance and all associated ancillary site works, all at Barberstown, Straffan, 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 existing residential use on the site, the extent of the development proposed to be retained and proposed development, the planning history of the site, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and proposed development would not adversely impact on the amenities of the area or traffic or pedestrian safety, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the finishes shall be submitted to the planning authority for agreement with three months of the date of this Order.

Reason: In the interest of orderly development and the visual amenities of the area.

3. Surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety.

4. Site development and building works shall be carried out only between the hours of 0700 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 agreement has been received from the planning authority.

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



Declan Moore

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 10th day of MARCH 2025.