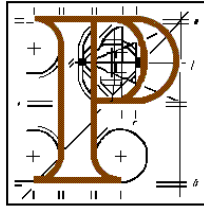


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Kildare County

Planning Register Reference Number: 14/580

An Bord Pleanála Reference Number: PL 09.243943

APPEAL by Aoife Geraghty care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, County Kildare against the decision made on the 4th day of September, 2014 by Kildare County Council to refuse permission.

PROPOSED DEVELOPMENT: Single storey cottage style dwelling, effluent treatment plant, upgraded dual access site entrance, extensive screen planting and all associated site development works at Roseberry, Newbridge, County Kildare.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The proposed development would result in a traffic hazard due to the restricted visibility to the west of the entrance due to the poor alignment of the road. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.
2. On the basis of the submissions made in connection with the application and the appeal, the Board is not satisfied that the proposed development, either individually, and particularly in combination with other plans and projects, would not be likely to have a significant effect on the European site number 002331, Mouds Bog, in view of the site's conservation objectives.

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

Dated this day of 2015.