



## Board Direction

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**Ref: 09.245543**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15<sup>th</sup>, January 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

### REASONS AND CONSIDERATIONS

1. Having regard to the location of the subject site within the garden and attendant grounds of an historic structure and recorded national monument, which are an important part of its character, and given its prominent corner location, it is considered that the proposed development by reason of its inappropriate design would be visually obtrusive and have a detrimental impact on the historic building and recorded national monument and its setting and be out of character with the area. The proposed development would be contrary to the stated policy of the planning authority, as set out in the current Development Plan, in relation to infill development and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would provide for a setback distance from the public road significantly below that required in order to comply with site development standards as set out in Section 19.6.2 of the Kildare County Council Development Plan. Having regard to the established character and pattern of development in the vicinity of the site it is considered that the proposed setback distance from the public road is inadequate at this location. Accordingly, it is considered that the proposed layout would result in a substandard form of development and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 8<sup>th</sup>, February 2016  
Paddy Keogh