



The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th September, 2017.

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

Reasons and Considerations

1. It is considered that the proposed development constitutes haphazard and piecemeal development of a rural area close to an urban centre and would set an undesirable precedent for further such developments and would thus be contrary to policy objectives RH5 and RH11 of the Kildare County Development Plan 2011-2017, which are considered reasonable and consistent with the Sustainable Rural Housing Development Guidelines 2005. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. Notwithstanding the proposal to increase the sightline to the north-west of the site to 50 metres, it is considered that the proposed development would be substandard given the nature of the road onto which the proposed dwelling would access close to an urban area. 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.

Board Member

Date: 18.09.2017

Terry Prendergast

Decision Quashed