



An
Bord
Pleanála

Board Direction
PL09.248536

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th October 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. The Kildare County Development Plan 2017-2023 outlines policies and provisions for the assessment of rural based enterprise with an emphasis on promotion of enterprise in settlements but permitting consideration of rural based enterprise outside of settlements where considered appropriate to do so. The proposed development does not meet the criteria set out in the plan for consideration of an enterprise to be located in a rural area and is a development not dependent on the particular location in which it is proposed and could be located in a settlement. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. In the absence of a comprehensive traffic assessment, particularly in respect of the proposed café element, it is considered that the proposed development by reason of the additional traffic it would generate would interfere with the safety and free flow of traffic at this cross roads and junction. The proposed development would therefore endanger public safety by reason of a traffic hazard and constitute a hazard to the safety of pedestrians and road users.

Board Member

Date:

John Connolly