



An
Bord
Pleanála

Board Direction
BD-003879-19
ABP-300826-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/08/2019.

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 taken in conjunction with level of existing development in the vicinity and the proposed location of the dwelling at the rear of an existing dwelling it would set an undesirable precedent for further such developments. The Board further considered that the proposed development would exacerbate an excessive density of development in a rural area lacking certain public services and community facilities and would lead to the increased suburbanisation of the area and would therefore be contrary to policy objectives RH9 and RH10 of the Kildare County Development Plan 2017-2023, which are considered reasonable. 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, the Board considered that this would remain substandard for the nature of this road close to an urban area within an 80kph speed zone. The proposed development would result in a traffic hazard due to the restricted visibility to the north-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: 26/08/2019

Paul Hyde