



An
Bord
Pleanála

Board Direction
BD-000627-18
ABP-300916-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/07/2018.

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 proposed development would be located within 30 metres of the centreline of the existing 220 kV overhead line. Chapter 17 section 17.11.2 'Applications Proximate to Overhead Lines' of the Kildare County Development Plan 2017-2023 sets out that development in proximity to a 220 kV overhead line requires a clearance of 30 metres either side of the centre line or around a pylon. Therefore, it is considered that the proposed development would contravene the requirements of the Kildare County Development Plan 2017-2023, and accordingly would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed dwelling which is set back from the established building line, and of the design and bulk of the proposed dwelling, it is considered that the proposed development would seriously injure the residential amenity of adjoining properties and would be out of character with the pattern of development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 05/07/2018

Stephen Bohan