



An
Bord
Pleanála

Board Direction
BD-001360-18
ABP-301140-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2018.

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

Reasons and Considerations

1. It is the policy of the planning authority as set out in the Kildare County Development Plan 2017-2023 to control piecemeal and haphazard development. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, when taken in conjunction with existing development in the vicinity of the site, it would consolidate and contribute to the build-up of ad hoc development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would consolidate and advance undesirable linear sprawl in a rural area outside lands zoned for residential development, would be contrary to the provisions of Policy RH11 of the Kildare County Development Plan 2017- 2023 and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements it

would generate on a narrow, poorly aligned, substandard road, at a point where available sightlines are restricted to the west and would require the removal of an unreasonable length of hedgerow in order to provide adequate sightlines.

Board Member

Date: 12/10/2018

Michelle Fagan