



An
Bord
Pleanála

Board Direction
BD-002881-19
ABP-302152-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/04/2019.

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

Environmental Impact Assessment

The Board completed an Environmental Impact Assessment and agreed with the inspector in her assessment of the likely significant effects of the proposed development, and generally agreed with her conclusions.

Reasons and Considerations

1. The site is located within 20m of the Grand Canal and in a High Amenity Area, where the extraction of sand and gravel within 300m of the canal is identified in the Kildare County Development Plan, 2017 – 2023, as being compatible only in exceptional circumstances. The site is also located within the Landscape Character Area known as 'Chair of Kildare, which is a Class 4 Special Landscape which has been defined in the Kildare County Development Plan, 2017 – 2023, as having 'a low capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape having regard to special sensitivity factors.'

Having regard to the nature of the proposed development, together with the proposed removal of 1.2km of existing hedgerows within the site, it is

considered that the proposed development would detract to an undue degree from the rural character and scenic amenities of the area and would seriously injure the visual amenities of the area. It is considered, therefore, that the proposed development would contravene the policies and objectives of the Kildare County Development Plan, 2017 – 2023, and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the local road network serving the quarry is substandard in terms of condition, capacity, width and surface, and is inadequate to accommodate the additional traffic movements generated by the proposed quarry. Notwithstanding the submissions in support of the proposed development, the Board considered that the development would endanger public safety by reason of traffic hazard and would result in an obstruction to road users. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the location of the proposed quarry in close proximity to residential dwellings, and to the lack of adequate baseline information presented in respect of these sensitive receptors in the application and appeal documentation, it is considered that the proposed development, notwithstanding the mitigation measures proposed in the Environmental Impact Assessment Report submitted at application stage, together with the information submitted on appeal, would seriously injure the amenities of properties in the vicinity by reason of dust, noise and general disturbance, would depreciate the value of properties in the area, would have an adverse impact on the water environment and biodiversity of the area and would significantly impact on the vernacular heritage of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 26/04/2019

Stephen Bohan