



An
Bord
Pleanála

Board Direction
BD-004401-19
ABP-304926-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/11/2019.

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

Reasons and Considerations

The proposed development is located within an area designated as 'Eastern Uplands Landscape Character Area' and identified as a 'high sensitivity' landscape, in the Kildare County Development Plan 2017-2023. Such areas are described as 'areas with reduced capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape having regard to the prevalent sensitivity factors'. The proposed development may also impact on views to and from the ridgeline on the East Kildare Uplands, as set out under Scenic Route no. 33 at Section 14.6 of the development plan. The stated policy in relation to Scenic Routes as set out in Section 14.9.1 of the development plan is, 'to protect views from designated scenic routes by avoiding any development that could disrupt the vistas or disproportionately impact on the landscape character of the area, thereby affecting the scenic and amenity value of the views'. It is considered that the proposed development, by reason of its nature, scale, height, massing and positioning on the site, would interfere with the character of the landscape and would seriously injure the visual and landscape amenities of the area and of property in the area and would be contrary to the relevant landscape provisions of the Kildare

County Development Plan 2017-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 01/11/2019

Chris McGarry