



An
Bord
Pleanála

Board Direction
BD-005354-20
ABP-305352-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/03/2020.

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 is located on lands that are zoned Objective H (Industry and Warehousing) in the Monasterevin Local Area Plan, 2016-2022. A 'petrol station' is a permissible use on lands zoned Objective H, however the restaurant and hot food takeaway uses proposed as significant elements of the development, and which are not considered to be clearly ancillary to the proposed filling station use, are both identified as 'Not Permitted' on lands zoned Objective H. The proposed development would materially contravene the land use zoning objective for the site contained in the Monasterevin LAP and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with the existing off line motorway services area on the adjacent site to the east, which is currently in the process of being extended, the scale and nature of the uses in the proposed development are such that it would have significant potential to impact negatively on the vibrancy and vitality of nearby Monasterevin Town and would represent a proliferation of off line motorway service areas in a limited geographical area. The proposed

development would therefore be contrary to section 17.13.6 of *the Kildare County Development Plan, 2017-2023*, and would be contrary to the Ministerial Guidelines, 'Spatial Planning for National Roads Guidelines for Planning Authorities' published by the Department of Environment, Community and Local Government in 2012, regarding the siting of motorway service areas and would be contrary to the relevant provisions contained in the *National Roads Authority Service Area Policy (2014)*. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The site is located in close proximity to junction 14 on the M7 which it is a policy (Policy MO5) of the Kildare County Development Plan, 2017-2023, to upgrade with the aim of improving safety and capacity. Notwithstanding the content of the Traffic Impact Assessment submitted with the application, the Board is not satisfied that the additional traffic generated by the proposed development proposed development would not have a significant negative impact on the capacity and safety at this junction and the local road network in the immediate vicinity of the site. It is considered that the proposed development would therefore be premature pending an upgrade of Junction 14 and that in advance of such an upgrade, would result in potential traffic conflicts and a negative impact on traffic safety. The proposed development would therefore be contrary to Policy MO 5 of the Kildare County Development Plan, 2017-2023, would endanger public safety by reason of a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 10/03/2020

Chris McGarry