



An  
Bord  
Pleanála

**Board Direction**  
**BD-005875-20**  
**ABP-306496-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/06/2020.

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 by reason of its scale and form, in close proximity to recorded monuments and protected structures, would be contrary to objective HO1.2 of the Clane Local Area Plan 2017 – 2023 in relation to the setting of protected structures. The proposed design is not considered to justify the demolition of the existing structures on the site, would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the current Kildare County Council Development Plan and the Clane Local Area Plan, in relation to urban development and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 03/06/2020

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Michelle Fagan