



An  
Bord  
Pleanála

**Board Direction**  
**BD-007651-21**  
**ABP-307340-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2021.

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

### **Reasons and Considerations**

1. Having regard to location of the site on the edge of Naas, to the adjoining residentially zoned lands to the north and to the nature and width of Rathasker Road, notwithstanding the improvements proposed to the road, it is considered that the proposed development would be premature and would represent a piecemeal approach to the sustainable development of the area and would, therefore, be contrary to the provisions of the Kildare County Development Plan 2017-23. Accordingly, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the unsatisfactory juxtaposition of the proposed apartment building with neighbouring development, the siting and lack of appropriate supervision of the footpath / cycle link with the adjoining Esmondale housing estate, it is considered that the proposed development would conflict with the provisions of the Kildare County Development Plan 2017-23 which would give rise to a substandard level of residential amenity for future occupiers and which would seriously injure adjoining residential amenities. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 03/03/2021

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Terry Prendergast