

**An  
Bord  
Pleanála**

**Board Direction  
BD-008794-21  
ABP-309897-21**

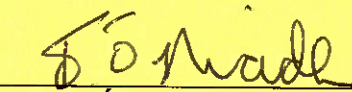
The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/07/2021.

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

#### **Reasons and Considerations**

Having regard to the nature, scale and extent of the proposed development, which includes three dwellings served by a single entrance, and the vehicular movements, which would be generated by the proposed development directly onto the Regional Road (R428) at a point where the maximum speed limit applies and in the absence of a public footpath connecting the site to Athy, it is considered that the proposed development fails to comply with the relevant policy of the Kildare County Development Plan 2017-2023 relating to Regional Roads, and the traffic turning movement movements associated with the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users and would endanger the safety of vulnerable road users, including pedestrians and cyclists, generated by the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Ó Niadh

Date: 26/07/2021

**Note:** The Board noted the Planning Authority's and Environmental Health Officers comments in relation to water supply and waste-water treatment for the proposed development but decided not to pursue these matters further in the context of the current appeal as there was already a substantive reason for refusal of the proposed development.