

An
Bord
Pleanála

Board Direction
BD-009571-21
ABP-310564-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2021.

The Board decided to refuse permission for the following reasons and considerations.

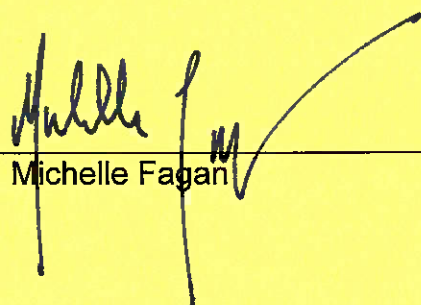
Reasons and Considerations

Having regard to the location of the site in proximity to Kildare Railway Station, a protected structure which is listed on the National Inventory of Architectural Heritage, NIAH Ref. 11817094 and Record of Protected Structures, RPS B22-59, the layout, form and design of the proposed development, and the materials and finishes proposed, it is considered that the proposed development by reason of its overall layout, form and design would seriously detract from the character and setting of the protected structure, would be visually incongruous on a prominent site along one of the main approaches to Kildare Town, and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that notwithstanding the contemporary approach taken, the overall layout, form and design, including the proposed choice of materials and finishes, would seriously injure the character and setting of the protected structure and would detract from the character of the streetscape generally. The proposed development

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

Board Member



Michelle Fagan

Date: 02/12/2021