



An
Bord
Pleanála

Board Direction
BD-009311-21
ABP-310701-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/10/2021.

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

Reasons and Considerations

1. The appeal site is located in an area zoned 'J- Transport & Utilities' in the Newbridge Local Area Plan 2013-2019, as extended, where the stated objective is to provide for the needs of public transport and other utility providers. This objective is considered reasonable and dwellings are not permitted under this zoning objective. The proposed development would, therefore, materially contravene the land use zoning objectives of the Newbridge Local Area Plan 2013-2019, as extended, and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development by reason of its proximity to, and its shared access arrangement with, an existing industrial development (a commercial fuel depot) endangers public safety by reason of creating a traffic hazard and additional, conflicting traffic movements. The proposed development is, therefore, prejudicial to public health.

Board Member

Maria FitzGerald
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Date: 22/10/2021