

An  
Bord  
Pleanála

**Board Direction**  
**BD-012293-23**  
**ABP-311551-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/05/2023.

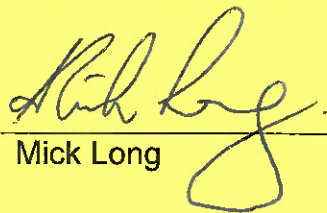
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The proposed development is located within a rural area close to a designated pNHA (Grand Canal) and a protected structure (Digby Bridge and 16th Lock – B14-46) and close to the Grand Canal Greenway and the Grand Canal Walk. It is the policy of the planning authority as set out in the Kildare County Development Plan 2023-2029 to protect the designated viewpoint to and from the protected structure. It is considered that to permit the proposed development would contribute to the erosion of the natural rural character of the landscape in this area and would particularly impact on the setting and views towards the protected structure. It would, therefore, contravene policy LRO32, LRO33, LRO34 of the Kildare County Development Plan, would seriously injure the amenities of the area, and would thus be contrary to the proper planning and development of the area.
2. The Board is not satisfied that the applicant has adequately demonstrated the merits of the proposed agricultural development given its nature, scale,

location and intensity and the potential generation of significant additional HGV traffic movements in the area over the proposed 3-5 years operational time period. The proposed development would therefore be contrary to proper planning and sustainable development of the area.

**Board Member**

  
Mick Long

**Date:** 31/05/2023