

An
Bord
Pleanála

Board Direction
BD-012164-23
ABP-312082-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/05/2023.

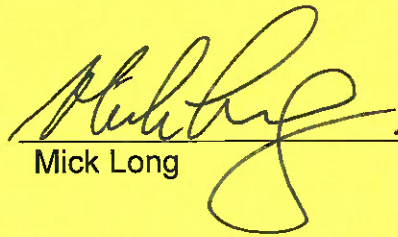
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1.	Kildare County Development Plan 2023 – 2029 SC O91 supports the provision of after-care facilities for vulnerable groups (i.e., older persons, people with disabilities and those undergoing addiction treatment) within primary care centres to improve social inclusion across the county. It is considered that the location of the proposed development in an undesignated and inadequately serviced rural area is not appropriate given the intensification of use and would constitute a haphazard and unsustainable form of development. The proposed development would, therefore, be contrary to Development Plan Policy and the proper planning and sustainable development of the area.
2.	Having regard to the information submitted and the proposed intensification of use of the site the Board is not satisfied that the proposed on-site wastewater treatment system has been adequately sized, designed and located to ensure the safe and adequate disposal of effluent on site in accordance with current EPA standards. Consequently, if permitted the

proposed development would be prejudicial to public health and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 15/05/2023